WARRANTY DEED

Bill Garrett Davidson County
Batch# 49471 DEEDWARR
01/22/2018 09:17:38 AM 2 pgs
Fees: $13.00 Taxes: $3,181.63

20180122-0006149

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2019

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Smith Shannon Lynn Whitt	Ryan Smith	10303006800
(NAME)	(NAME)	
5207 Idaho Avenue	5207 Idaho Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LS PROPERTIES, LLC** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RYAN KENNETH SMITH AND SHANNON LYNN WHITT, HUSBAND AND WIFE** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 590 feet of the northerly 160 feet of Lot Nos. 23 and 24, on the Plan of Realty Savings Bank and Trust Company's revised plan of west extension of Charlotte Park, Company's First addition, as shown by plat appearing of record in Plat Book 421, Page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to LS Properties, LLC by Warranty Deed from Dorris D. Barnes and Nell A. Barnes, recorded on August 30, 2016, of record in Instrument No. 20160830-0091065, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5207 Idaho Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 16th day of January, 2018.

LS PROPERTIES, LLC

W. Scott Drennan
Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, W. Scott Drennan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Member of LS Properties, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Member

WITNESS my hand and seal this 16th day of January, 2018.

Notary Public
My Commission Expires: 12-4-21

File No.: 12676

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TNRES17-5207