WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1327

Bill Garrett Davidson County
Batch# 52584 DEEDWARR
01/29/2018 10:56:10 AM 2 pgs
Fees: $13.00 Taxes: $632.70

20180129-0008905

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **MITCHELL SMAIL** | **FIRSTBANK** | **032-13-0-053.00** |
| (NAME) **4317 FALLING LEAF LANE** | (NAME) **318 SEABOARD LANE, STE. 205** | |
| (ADDRESS) **NASHVILLE, TN 37207** | (ADDRESS) **FRANKLIN, TN 37067** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WAYMAKER PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITCHELL SMAIL, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 32, on the Plan of Section 4 Timbertrail, of record in Plat Book 5200, Page 634, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David J. Lakey and wife, Sarah B. Lakey, from Civic Bank & Trust, a Tennessee Corporation, by Special Warranty Deed dated April 15, 2013, of record in Instrument No. 20130416-0038011, said Register's Office. Being further conveyed to Waymaker Property, LLC, from David J. Lakey and wife, Sarah B. Lakey, by Quitclaim Deed dated August 16, 2016, of record in Instrument No. 20160822-0087634, said Register's Office.

This conveyance is subject to matters set forth in the Plan of record in Plat Book 5200, Page 634, Restrictive Covenants for Timbertrail Subdivision, Phase IV, of record in Book 6515, Page 1; Agreement between McDowell Development Corporation and Radnor Homes, Inc., of record in Book 6089, Page 689; Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 6846, Page 533 and Book 6846, Page 578; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **4317 FALLING LEAF LANE, NASHVILLE, TN 37207**
(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 hand this 24 day of January, 2018.

**WAYMAKER PROPERTY LLC**
**A Tennessee Limited Liability Company**

Sarah B Lakey, member

**BY: SARAH B. LAKEY, MEMBER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sarah B. Lakey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of **Waymaker Property LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Waymaker Property LLC,** by herself as such member.

Witness my hand and official seal at office this 24 day of January, 2018.

Lee A. Cohen

Notary Public

My commission expires: **November 5, 2018**

