WARRANTY DEED

Bill Garrett Davidson County
Batch# 60296 DEEDWARR
02/20/2018 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $523.55
20180220-0015899

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Bafrell, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George DeZevallos	George DeZevallos	149-13-0-022.00
(NAME)	(NAME)	
1107 8th Ave South	1107 8th Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Victor Smith, unmarried, and Weontha R. Smith, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George DeZevallos**, hereinafter called the GRANTEE(S), his heirs and/or 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. 193, on the Plan of Debra Heights, Section 2, as of record in Book 3700, Page 39, 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 Victor Smith and wife, Weontha R.Smith by Deed from George E. Owen, Jr. and wife, Rosalie Owen, dated April 7, 1988, of record in Book 7511, Page 381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 3700, Page 39, and (2) Restrictive Covenants of record in Book 3949, Page 404, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 729 Reeves Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-42107
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 our hands this 15th day of February, 2018.

Victor Smith

Weontha R. Smith

State of Tennessee
County of Davidson

Personally appeared before me Victor Smith and Weontha R. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of February, 2018.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

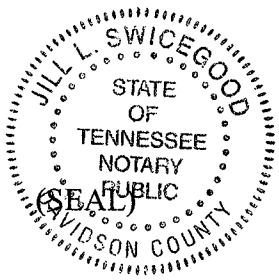
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018

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