30501-8

Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114709** Bill Garrett Davidson County Batch# 64757 **DEEDWARR** 03/02/2018 02:44:23 PM 2 pgs Fees: $13.00 Taxes: $936.10 20180302-0020020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $253,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Danielle Smith and Timothy Smith 810 S CHESTNUT CT Hermitage TN 37076-1347	Send Tax Bills To: FirstBank 318 Seaboard Lane, Ste 205 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 064110A04800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory May and Pressley L. May, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle Smith and Timothy Smith, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 48, CALEB CHASE, as shown on plat of record in Plat Book 6250, Page 821, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Ellen May, married, Gregory May, married to Ellen May, married, and Gregory May and Pressley L. May, Husband and Wife, as recorded on the 5th day of July, 2016 in Instrument No. 20160705-0068620 and Warranty Deed from Bryan M. Belew to Ellen May, married and Gregory May, unmarried, as joint tenants with right of survivorship, as recorded on the 8th day of December, 2015 in Instrument No. 20151208-0123332, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed by Quitclaim Deed from Ellen May, married to Gregory May and Pressley L. May, husband and wife, as recorded on the 29th day of January, 2018 in Instrument No, 20180129-0009048, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALEB CHASE, as recorded in Plat Book 6250, Page(s) 821 and 822.

Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 6777, Page 453, Book 6783, Page 805, Book 7189, Page 553 and Instrument No. 20100603-0043191.

Charter of Caleb Chase Homeowners Association, Inc. recorded in Book 6927, Page 370 and Book 8109, Page 791.

Conveyance of common areas recorded in Book 7242, Page 554.

This is improved property located at 810 S CHESTNUT CT Hermitage TN 37076-1347

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2018.

Gregory May

Pressley L. May

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory May and Pressley L. May, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018