WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Christie B.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 76044 DEEDWARR
04/03/2018 03:42:07 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180403-0031352

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David Bartholdson and Christie Bartholdson	new owners	83-15-148
(NAME)	(NAME)	
2705 Hody Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180596

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I/we, Walter B. Smith and wife, Dorthea L. Smith**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Bartholdson and Christie Bartholdson, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 181 on the Plan of Section Two, Addition One, Fortland Park, as of record in Book 2854, page 85, Register's Office for Davidson County, Tennessee

Said Lot No. 181 fronts 80 feet on the Southeasterly side of Hody Drive and runs back 148.62 feet on the Northeasterly line and 155 feet on the Southwesterly line to a dead line in the rear on which is measures 80.3 feet.

BEING the same property conveyed to Walter B. Smith and wife, Dorothea L. Smith by Warranty Deed from Mrs. Montle Alline Andrews dated July 28, 1989 and filed of record in Book 7917, page 193, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2705 Hody Drive, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0 0R18 2705

Witness my hand this 30th day of March, 2018

Walter B. Smith
Walter B. Smith

Dorthea L. Smith
Dorthea L. Smith

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Walter B. Smith and Dorthea L. Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of March, 2018.

Christine L. Lind
Notary Public
My Commission Expires: 11.22.21

