Bill Garrett Davidson County
Batch# 76359 DEEDWARR
04/04/2018 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20180404-0031751

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

CHERI D BAYER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

Affiant

Subscribed and sworn to before me, this 4th day of April, 2018.

Notary Public
My commission expires: 12/20/2020

06-1803-76889

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Alanzia Smith	Robert Alanzia Smith	069-04-0-050.00
4151 Brick Church Pike	4151 Brick Church Pike	
Whites Creek, TN 37189	Whites Creek, TN 37189	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James W. Hill and Brenda G. Hill, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Alanzia Smith and Kimberly Ann Smith, husband and wife**, hereinafter called the Grantees, their successors 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 10 feet of Lot 22 and Lot 23 of Block EE, on the Plan of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot 23 and the westerly 10 feet of Lot 22 adjoin and front together 85 feet on the southerly side of Fairview Drive and run back between parallel lines 175 feet to a deadline in the rear measuring 85 feet thereon.

Being the same property conveyed to James W. Hill and Brenda G. Hill by Installment Deed from T. C. Jones (erroneously referenced in deed as T. C. Johes) and E. R. Rutherford, dated October 17, 1974, recorded November 4, 1974, of record in Book 4865, Page 455, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3717 Fairview Dr., Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of April, 2018.

James W. Hill

Brenda G. Hill

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James W. Hill and Brenda G. Hill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 4th day of April, 2018.

Notary Public

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

True Copy Certification

I, Jason Nguyen, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Jason Nguyen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}