Bill Garrett Davidson County
Batch# 82799 DEEDWARR
04/19/2018 10:13:49 AM 2 pgs
Fees: $13.00 Taxes: $724.28
20180419-0036935

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315339

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $195,750.00.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2018.

Notary Public
My Commission Expires: 3/28/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenna Conway 8152 Jackman Road Joelton TN 37080	New Owner	Tax Parcel ID No. 009-00-0-200.00

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, **Nathan C. Smith and Janey Smith, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jenna E. Conway, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the North margin of Jackman Road, the same being the southern most corner of the Kimbrell property as described in a deed of record in Book 7513, page 922, Register's Office for Davidson County, Tennessee; thence leaving said Road, North 10 deg. 39' 00" East 172.08 feet to an iron pin; thence North 57 deg. 38' 00" West 45.35 feet to an iron pin; thence North 27 deg. 52' 00" East 350.82 feet to an iron pin; thence South 36 deg. 41' 35" East 258.86 feet to an iron pin in the North margin of said Road; thence with the margin of said Road, South 39 deg. 32' 13" West 210.52 feet to an iron pin; South 49 deg. 01' 00" West 57.75 feet to an iron pin; South 52 deg. 38' 00" West 103.24 feet to an iron pin; and South 57 deg. 46' 54" West 62.05 feet to the beginning.

Being the same property conveyed to NATHAN C. SMITH and JANEY SMITH, husband and wife, by deed from JAMES D. STERRY and wife, MARY K. STERRY, of record in Instrument No. 20141219-0116362, dated December 12, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 009-00-0-200.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Easement(s) of record in Book 5296, page 121, said Register's Office.

This is improved property located at 8152 Jackman Road Joelton TN 37080

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 18th day of April, 2018.

Janey Smith by Nathan C. Smith, her Attorney-in-Fact

Nathan C. Smith

Janey Smith by Nathan C. Smith, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan C. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Janey Smith and that he is authorized by Janey Smith to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of April, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____