Bill Garrett Davidson County
Batch# 87492 DEEDWARR
05/02/2018 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20180502-0041765

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

File No. G18-1772D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher A. Smith and Cecili M. Smith, Husband and Wife (NAME)	Christopher A Smith SPLIT (NAME)	053-03-0-328.00
1608 Dodson Street (STREET ADDRESS)	101 Meadow Ct (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Hendersonville TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Anthony Dwire, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher A. Smith and Cecili M. Smith, 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:

Land in Davidson County, Tennessee, being Lot No. 286 on the plan of VILLAGE OF OLD HICKORY, RESUBDIVISION OF A PART OF SECTION "C", as shown by plat of record in Plat Book 1835, Page 3, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Anthony Dwire, a single man from Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust u/a/d December 2, 1995, by Deed dated February 27, 2017, as Instrument No. 20170303-0021317, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, page 3, Register's Office for Davidson County, Tennessee.

2. Agreements/Easements for private driveway described as recorded in Book 11097, page 886, Book 1853, page 257 and Book 1853, page 281, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1608 Dodson Street, Old Hickory, TN 37138.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 30th day of April, 2018.

x Anthony Dwire
Anthony Dwire

April 30, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Anthony Dwire, a single man, the bargainor(s), 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.

Witness my hand and official seal, this 30th day of April, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of Tennessee

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

