Bill Garrett Davidson County
Batch# 88138 DEEDWARR
05/04/2018 09:45:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180504-0042615

Prepared by:
Randy Ratliff, Attorney
5203 Maryland Way, Suite 106
Brentwood, Tennessee 37027

Send Tax Bills To:
PennyMac Loan Service
PO BOX 660929
Dallas, TX 75266

New Owner is:
Christopher Highsmith and Tyann Highsmith Living Trust
1915 Seminole Drive
Nashville, TN 37211

MAP PARCEL NUMBERS: 105 16 0 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, CHRISTOHER HIGHSMITH, GRANTOR has this day bargained, sold and herein conveys unto the CHRISTOPHER HIGHSMITH AND TYANN HIGHSMITH LIVING TRUST, GRANTEE the following described tract or parcel of land, lying and being in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Two, Russworm Heights of record on Plat Book 2083, Page 101, in the Registers Office for Davidson County, Tennessee, Said Lot No. 34 fronts 75 feet on the westerly margin of Seminole Avenue and runs back 181.2 feet on the northerly line and 147.9 feet on the southerly line, to a dead line, measuring 81.9 feet thereon.
>
> Being the same property conveyed to Christopher Highsmith by Dorothy Ann Reed, single record in Book 220150406 , page 0029445, Register's Office for Davidson County, Tennessee, dated
>
> Subject to all Easements and Restrictions of record.
>
> This improved property known as 1915 Seminole Drive, Nashville, TN 37211.

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description. The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property. The preparer of this deed has not in any way participated in the financial closing of this transaction. 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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wide appertaining unto the Grantees, Grantees' heirs and assigns, in fee simple forever. The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the grantor has a good right to sell and convey the same; and that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee.

WITNESS our hands this 3rd day of May, 2018.

GRANTOR:

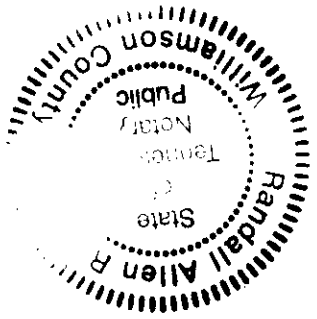
CHRISTOPHER HIGHSMITH

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **CHRISTOPHER HIGHSMITH** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of May, 2018.



NOTARY PUBLIC
My commission expires: 02/19/2020