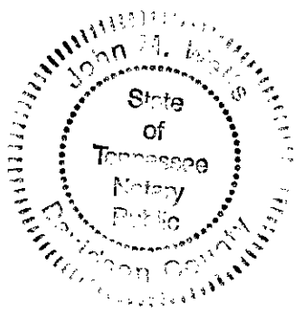
Bill Garrett Davidson County
Batch# 94389 DEEDWARR
05/18/2018 12:39:09 PM 2 pgs
Fees: $13.00 Taxes: $728.90
20180518-0047868

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2018

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/6/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 095
Austin Heithcock **2120 Lebanon Pike, #32** **Nashville, Tennessee 37210**	Peoples Home Equity 5205 Maryland Way, Ste 100 Brentwood, TN , 37027	GROUP 05 0B PARCEL 058.00

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 hereby acknowledged, we,

Julie A. Oaks-Smith and Todd Smith, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Austin Heithcock, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Smith County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Unit No. 32, on the Plan of EASTHAVEN TOWNHOMES, Phase 2, a Planned Unit Development, as established by and shown as an Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions of record in in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, and amended as to Phase 2 in Instrument No. 20030425-0055753, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Julie A. Oaks by deed from Tosha L. Gregory, of record in Instrument No 20050426-0046545, Register's Office for said County, dated April 22, 2005, and Recorded on April 26, 2005.

Julie A. Oaks n/k/a Julie A Smith being one in the same person.

TODD SMITH JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

TODD SMITH JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2120 Lebanon Pike, #32, Nashville, Tennessee 37210**.

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. 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 and official seal at office this 15th day of May, 2018.

Julie A. Oaks-Smith

Julie A. Oaks-Smith

Todd Smith

Todd Smith

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, Julie A. Oaks-Smith and Todd Smith, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2018.

NOTARY PUBLIC

My Commission Expires:

7/24/2021

JACINDA S BURK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014022614
MY COMMISSION EXPIRES 07/24/21

PLEASE RETURN TO:
Southland Title & Escrow Co., Inc. – License #2001442
7101 Executive Center Dr., Ste. 151
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027