WARRANTY DEED

Bill Garrett Davidson County
Batch# 98244 **DEEDWARR**
05/30/2018 01:13:16 PM 2 pgs
Fees: $13.00 Taxes: $1,594.33

20180530-0051510

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day May of 2018.

Notary Public

MY COMMISSION EXPIRES: 1/21/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Roberto Christiano Magalhaes-Machado	New Owner	141 14 0A 046.00
(NAME)	(NAME)	
7809 Haydenberry Cv		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thirty Thousand Nine Hundred And No/100 Dollars ($430,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Parrielee Kirk Smith and Robert W. Smith, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roberto Christiano Magalhaes-Machado, an unmarried person**, 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. 46 on the Plan of Hanover Park of Sheffield, of record in book 9700, Page 154, 155 and 156, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert W. Smith, a married person by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders dated July 29, 1997 and recorded July 30, 1997 in Book 10548, Page 823, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Robert W. Smith and wife, Parrielee Kirk Smith, as tenants by the entireties by Quitclaim Deed from Robert W. Smith dated February 9, 2007 and recorded February 9, 2007, in Instrument No. 20070209-0017103, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
File Number: GRN-183288SSO

unimproved ☐
This is improved ☒ property, known as 7809 Haydenberry Cv, Nashville, TN 37221

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, has 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 our hands this 23rd day of May, 2018

Parrielee Kirk Smith

Robert W. Smith

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Parrielee Kirk Smith and Robert W. Smith, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2018.

Notary Public

My Commission Expires: 7-24-2021

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-183288SSO