NEW OWNER:
ASHLEY LAUREN THOMAS
1204 DANBURY COURT
NASHVILLE, TN 37214

SEND TAX BILLS TO:
CAPSTAR BANK
2002 RICHARD JONES ROAD, STE. A300
NASHVILLE, TN 37215

Map & Parcel
108040A080.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0625

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 98750 **DEEDWARR**
06/01/2018 09:07:34 AM 3 pgs
Fees: $18.00 Taxes: $851.00

20180601-0052127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANGELA D. FRIEDLI-SMITH, married F/K/A ANGELA D. FRIEDLI,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ASHLEY LAUREN THOMAS, an unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 28 on the plat of Villages of Larchwood, Phase II, Section 3, as shown on the plat of the same of record in Plat Book 9700, Page 861, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ANGELA D. FRIEDLI by Special Warranty Deed from The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust 2006-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., dated March 23, 2009, and of record in Instrument No. 20090401-0029370, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1204 DANBURY COURT, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 861, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, MARSHALL DANE SMITH, husband of the said ANGELA D. FRIEDLI-SMITH, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 25th day of May, 2018.

Angela D. Friedli Smith
ANGELA D. FRIEDLI-SMITH

Marshall Dane Smith
MARSHALL DANE SMITH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANGELA D. FRIEDLI-SMITH and MARSHALL DANE SMITH,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of May, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

AFFIANT

Sworn to and subscribed to before me this 25th day of May, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018