PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SolmonParks File No: 18-001207-528
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Bill Garrett Davidson County
Batch# 104137 DEEDWARR
06/13/2018 12:23:41 PM 2 pgs
Fees: $13.00 Taxes: $1,037.85

20180613-0056792

ROBIN S. EDWARDS WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,500.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 12th day of June, 2018.

Robin S. Edwards
Notary Public

My commission expires: 3/24/2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sarah Elizabeth Smith	NEW OWNER	**142-02-0-240.00**
7469 Harness Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Dee Ann Dominy, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sarah Elizabeth Smith, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 268 on the Plan of Resubdivision of Lots 268-277, Section 5, Cross Timbers of record in Plat Book 4300, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Dee Ann Dominy, a single woman, by Warranty Deed from Ashley Peziol and husband, Paul Peziol, of record as Instrument No. 20131108-0115907 in the Register's Office for Davidson County, Tennessee.

This improved property known as 7469 Harness Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of June, 2018.

Dee Ann Dominy

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, Dee Ann Dominy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 12th day of June, 2018.

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001207-528