This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $373,000.00.

Affiant

Subscribed and sworn before me this the 13 day of June, 2018.

Notary Public
My commission expires: 3/2/21

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Bill Garrett Davidson County
Batch# 104185 DEEDWARR
06/13/2018 02:02:33 PM 2 pgs
Fees: $13.00 Taxes: $1,380.10
20180613-0056855

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jordan M. Smith	First National Bank of Middle Tennessee	072-09-0N 001.00
908 B Spain Ave.	1608 Williams Drive	
Nashville, TN 37216	Murfreesboro, TN 37130	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN MATYSIAK AND MICHELLE MATYSIAK, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JORDAN M. SMITH, UNMARRIED AND MICHAEL S. SMITH, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, The Element at 908 Spain Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for The Element at 908 Spain Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140514-0041492, as amended in Instrument No. 20140922-0086901, and in Instrument No. 20150326-0025888, Register's Office for said Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Matysiak and Michelle Matysiak, husband and wife, by deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, dated 03/26/2015, of record in Instrument No. 20150331-0027699, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 908 B Spain Ave., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

18-2014

Witness my hand this the 1st day of June, 2018.

John Matysiak

Michelle Matysiak

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Matysiak and Michelle Matysiak, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY