Bill Garrett Davidson County
Batch# 105778 DEEDWARR
06/18/2018 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $856.55
20180618-0058266

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $231,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JUNE, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-03-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4698B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Christin D. Smith	Wyndham Capital Mortgage, Inc.	095-07-0-010.00
223 Blue Hills Drive	6115 Park South Drive, Suite #200	
Nashville, TN 37214	Charlotte, NC 28210	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KRISTEN EADY AND NICOLE BASTIN, EACH AN UNDIVIDED ONE-HALF INTEREST AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTIN D. SMITH, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 166 on the Plan of Merry Oaks of record in Plat Book 1835, Page 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Blue Hills Drive, the common corner of Lots 165 and 166; thence with the line between said lots, Northeasterly, 225 feet to a point in the Southerly line of Lot 161; thence with the line between Lots 161 and 166, Easterly 19 feet to the common corner of said lots and of Lots 160 and 168; thence with the line between 166 and 168, Southerly 121.3 feet to the common corner of Lots 166 and 167; thence with the line between said lots, Southwesterly 171.6 feet to the Easterly margin of Blue Hills Drive; thence with the margin of the same Northwesterly 76 feet to the beginning.

Being the same property conveyed to Kristen Eady and Nicole Bastin, each an undivided one-half interest as tenants in common, as beneficiaries of the Estate of Tony F. Reagan by Quit Claim deed from Kristen Eady and Nicole Bastin, as Co-Executrixes for the Estate of Tony F. Reagan, Seventh Circuit Court for Davidson County, Tennessee, Probate Davidson, Docket No.14-985 of record in Instrument No. 201411180106395 Register's Office for Davidson County, Tennessee, dated November 7, 2014 and recorded on November 18, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 223 Blue Hills Drive, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 15th day of June, 2018.

Kristen Eady

Nicole Bastin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KRISTEN EADY AND NICOLE BASTIN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of June, 2018.

Notary Public

My Commission Expires: 10/11/21

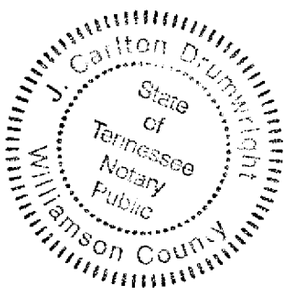
File #: 18-4698B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027



COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY