Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me this 6th day of July, 2018.

Notary Public
My Commission Expires: 6/13/2021

Bill Garrett Davidson County
Batch# 115745 DEEDWARR
07/12/2018 02:47:43 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20180712-0067631

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

18-0301

Address of New Owner:	Send Tax Bills to:	Tax Information:
Douglas G. Smith	SAME AS NEW OWNER	
205 Whitman Court		083-02-0R-001.00
Maryville, TN 37803		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jenkins Development Company, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Douglas G. Smith and Cathy C. Smith, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Unit 414A, of the 414 Scott Avenue Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 414 Scott Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20171026-0109903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Jenkins Development Company, LLC, by deed dated September 6, 2017 and filed September 13, 2017 from Charles L. Dangerfield and wife, Ruthe L. Dangerfield, of record in Instrument Number 20170913-0093519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **414A Scott Avenue, Nashville, TN 37206.**

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, have 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 6th day of July, 2018.

Jenkins Development Co., LLC

BY: _____
Billy J. Jenkins, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON COUNTY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy J. Jenkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Jenkins Development Company, LLC, a Tennessee limited liability company, and that he is authorized by Jenkins Development Company, LLC to execute this instrument on its behalf.

Witness my hand and seal in Franklin, Tennessee, this 6th day of July, 2018.

_____
D. Shayne Adair, Notary Public

My Commission Expires: 6/13/2022

