Bill Garrett Davidson County
Batch# 123333 **DEEDWARR**
08/01/2018 10:48:01 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180801-0075046

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 285,000.00

James E. Brown
Affiant

Subscribed and sworn to before me, this 25th day of July, 2018.

Jennifer McEwen
Notary Public

My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James E. Brown **Diane R. Brown**	1700 Sandy Court	**03900015600**
6991 Old Hickory Blvd.	Merritt Island, FL 32952	
Whites Creek, TN 37189		

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 ACKNOWLEDGE, WE,

Stewart Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James E. Brown and Diane R. Brown, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 beginning at a point in the Northerly margin of Old Hickory Boulevard, (30 feet from the centerline), thence North 34 deg. 23 min. East 395.84 feet to an iron pin; thence South 62 deg. 41min. East 159.31 feet to an iron pin; thence, South 28 deg. 33 min. West 104.16 feet to an iron pin in the Northerly margin of Old Hickory Boulevard; thence, with the Northerly margin of Old Hickory Boulevard North 59 deg. 47 min. West 140.90 feet to a point; thence continuing with the Northerly margin of Old Hickory Boulevard North 58 deg. 40 min. West 58.70 feet to the point of beginning containing 1.65 acres, more or less, according to a survey of Payne Land Surveying, dated October 19, 1989, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stewart Smith, an unmarried man, by Warranty Deed from Alexander V. Davidoff and Olena Davidoff, husband and wife, dated 06/02/2017 and recorded on 06/16/2017 in Instrument Number: 20170606-0056335 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 6991 Old Hickory Blvd., Whites Creek, TN 37189.

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 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/our hand(s) this 25th day of July, 2018.

Stewart Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Stewart Smith,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2018.

Notary Public

My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021