THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516428

Bill Garrett Davidson County
Batch# 125148 **DEEDWARR**
08/07/2018 10:36:11 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20180807-0077517

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2018.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laurie H Smith 195 W Chicksaw Parkway Memphis, TN 38111	New Owner	Tax Parcel ID No. 104-13-0F-138.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R Rich and Jessica L Rich, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Laurie H Smith** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 138, as shown on the map entitled Brighton Close, Phase II, a Planned Unit Development, of record in Plat Book 7900, page 752, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN R. RICH and JESSICA L. RICH, husband and wife, by deed from JOSEPHINE VANDEVENDER, of record in Instrument No. 20081016-0103974, dated October 15, 2008, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-13-0F-138.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 132 and amended in Plat Book 7900, page 752, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7522, page 108, Book 7557, page 621, Book 7807, page 500, Book 8561, page 812, Book 8698, page 557, Book 9372, page 356, Instrument No. 20001003-0098148, Instrument No. 20141202-0110443 and Instrument No. 20150430-0039030, said Register's Office.

Grant of Appurtenant Easement of record in Book 8670, page 176, said Register's Office.

This is improved property located at 138 Brighton Close Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2018.

John R Rich

Jessica L Rich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R Rich and Jessica L Rich, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018