THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24956

Bill Garrett Davidson County
Batch# 126447 DEEDWARR
08/08/2018 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20180808-0078091

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will Bryant and Elizabeth Bryant	NEW OWNER	
4929 Scotts Creek Pkwy.		075120A08200CO
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Andrew R. Smith, married, and Linda P. Smith, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Will Bryant and Elizabeth Bryant, 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, being Lot No. 3 on the Plan of Cedar Creek, Phase Two of record in Plat Book 7900, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew R. Smith and Linda P. Smith by Warranty deed from Trafton O. Harvey and David F. Harvey of record in Instrument No. 20010720-0076975 Register's Office for Davidson County, Tennessee, dated July 16, 2001 and recorded on July 20, 2001.

Mary Smith joins in the execution of this instrument to convey her interest in the property as spouse of Andrew R. Smith to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4929 Scotts Creek Pkwy., Hermitage, TN 37076.**

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 the 6 day of August, 2018.

Andrew R. Smith

Linda P. Smith

Mary Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew R. Smith, Linda P. Smith and Mary Smith,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 day of August, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022