18-0237

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 128592 DEEDWARR
08/14/2018 10:29:04 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90

20180814-0080150

State of Tennessee
County of ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is **$317,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2018.

Notary Public

My commission expires: 9-6-20
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicole Roney **Matthew Ryan Roney**	Community Mortgage, LLC, dba CMG	**172-08-0-022.00**
405 Kinhawk Drive	19045 E Valley View Pkwy, Ste F	
Nashville, TN 37211	Independence, MO 64055	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Family Trust Services, LLC, a Tennessee limited liability company

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

Nicole Roney and Matthew Ryan Roney, wife and husband

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. 7 on the Plan of Forest Acres Estates, Section One, of record in Plat Book 3700, Page 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company by Deed dated December 5, 2017, from Brad Smotherman of record in Instrument No. 20171207-0125050, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 3700, Page 2, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Sanitary Sewer and/or Storm Drainage of record in Book 7597, Page, 823, said Register's Office.**

3) **Restrictive Covenants contained in instrument of record in Book 3874, Page 704, said Register's Office.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **405 Kinhawk Drive, Nashville, TN 37211**

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 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 its hand by its duly authorized officer this 12th day of July, 2018.

Family Trust Services, LLC, a Tennessee limited liability company

BY: _____, SOLE MEMBER
Scott Stephens, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **Family Trust Services, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Sole Member.**

Witness my hand and official seal at Nashville, Tennessee, this **12th day** of **July, 2018.**

_____
Notary Public

My Commission Expires: 11/9/21

