Bill Garrett Davidson County
Batch# 129327 DEEDWARR
08/15/2018 03:31:53 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180815-0080995

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2018.

Notary Public

My commission expires: 12/15/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Paul C. Smith and Gina M. Smith	Paul C. Smith and Gina M. Smith	091-01-0A-008.00-CO
693 Park Street	693 Park Street	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Richard Ohlson and Kristen M. Ohlson, formerly known as Kristen M. Eyrolles, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Paul C. Smith and Gina M. Smith, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Being Lot No. 8 on the Plan of Amendment of Lot 8, Parkhaven subdivision of record in Plat at Instrument No. 20040907-0107489, 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 Kristen M. Eyrolles by Warranty Deed from Jane E. Hurchalla and husband, Edmund Marcus Pettersen, of record in Instrument No. 20150107-0001808, in the Register's Office of Davidson County, Tennessee, dated January 5, 2015 and recorded on January 7, 2015. Kristen M. Eyrolles having since married, now being known as Kristen M. Ohlson. Richard Ohlson executes this deed for the purpose of conveying any interest he may have in the subject property, marital or otherwise.

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This is improved property known as **693 Park Street, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of July, 2018.

Richard Ohlson

Kristen Ohlson

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Dawson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Richard Ohlson and Kristen M. Ohlson, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~30th~~ 26th day of July, 2018.

Notary Public
My Commission Expires: 6/27/21

KIM BISHOP NOTARY PUBLIC DAWSON COUNTY EXPIRES GEORGIA June 27, 2021

SolomonParks File No. 18-001234-528

SP 11/2015

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