Bill Garrett
Batch# 130706
08/20/2018 08:34:36 AM
Fees: $13.00 Taxes: $342.25
Davidson County
DEEDWARR
2 pgs
20180820-0081982

eturn to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1643

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brad Smotherman	(NEW OWNER)	Map 042-08-0-
P O Box 11891		Parcel 044.00
Murfreesboro, TN 37129		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **HATTIE LUCILLE RANDALL,** unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BRAD SMOTHERMAN**, (The "Grantee"), his heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of HERITAGE PLACE Subdivision, of record in Plat Book 5200, page 628, aid Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hattie Lucille Randall by warranty deed dated February 15th, 2002 from Daphne Jean Toney Eckenrode f/k/a Daphne Jean Toney and husband, James R. Eckenrode of record in Instrument No. 20020301-0026021, said Register's Office.

This is not the personal, marital or primary residence of Grantee, spouse and/or any dependents.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. **2018 Taxes, a lien now yet due and payable and assumed by Grantee.**
2. **Deed of Trust of record in Instrument No. 20020301-0026022, assigned 20160803-0080257, said Register's Office.**
3. **Restrictions of record in Book 6148, page 537, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Book 5200, page 628, said Register's Office.**

This is improved property commonly known as **400 Amquiwood Court, Madison, TN 37115.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $92,500.00.

Affiant

Subscribed and sworn to before me this 17 day of August, 2018.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17 day of August, 2018.

HATTIE LUCILLE RANDALL

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HATTIE LUCILLE RANDALL** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 17 day of August, 2018.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY