Bill Garrett Davidson County
Batch# 131482 DEEDWARR
08/21/2018 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20180821-0082809

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-5-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2018.

Notary Public

My Commission Expires: 5-5-20

Address New Owner As Follows:
Erin T. Brown
219 Eldon Court
Nashville, TN 37214

Send Tax Bills To:
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

Map-Parcel Number:
085 11 0 068.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA JEAN RODGERS SMITH, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ERIN T. BROWN, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Stanford Country Club Estates, Section 1, of record in Book 2900, page 50, Register's Office for said County.

Said Lot No. 57 fronts 95 feet on the northerly side of Eldon Court, and runs back 207 feet on the easterly line and 239.77 feet on the westerly line, to a dead line in the rear on which it measures 100.47 feet.

Being the same property conveyed to James Owen Smith and wife, Jean R. Smith by deed from Brentwood Homes, Inc. of record in Book 3067, page 485, said Register's Office. James Owen

Smith and Jean R. Smith having since divorced with property divested out of James Owen Smith and vested to Rebecca Jean Rodgers Smith of record in Book 4963, page 286, said Register's Office. The said Jean R. Smith being one and the same as Rebecca Jean Rodgers Smith.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2900, Page 50, said Register's Office, including a 40 foot minimum setback line from Eldon Court, a 10 foot public utilities easement along the rear line and contour of anticipated flood area along the rear line.

This is improved property known as: **219 Eldon Court, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of August, 2018.

Rebecca Jean Rodgers Smith
by Laurie S. Condra, Attorney-In-Fact

Rebecca Jean Rodgers Smith by Laurie S. Condra, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Laurie S. Condra, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Rebecca Jean Rodgers Smith, and who acknowledged that she executed the same as the free act and deed of the said Rebecca Jean Rodgers Smith.

Witness my hand and official seal this 20th day of August, 2018.

Catherine H. Gwyn
Notary Public

My Commission Expires: 5.5.20

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

740732.1/2013587

True Copy Certification

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

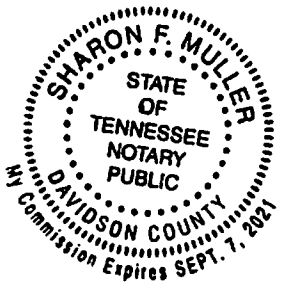
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/28

Notary's Seal



722337.1/2010969