THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180716905**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2018. Notary Public My Commission Expires: 11-08-2021

Morgan Harrison State of Tennessee Notary Public Davidson County

Bill Garrett Davidson County
Batch# 135684 DEEDWARR
08/31/2018 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20180831-0086777

WARRANTY DEED

Address New Owner: Chris T Stump 112 and 114 Connell Street Goodlettsville TN 37072	Send Tax Bills To: Chris T. Stump 4058 Miles Johnson Pkwy Spring Hill, TN 37174	Tax Information: Tax Parcel ID No. 019-13-0-024.00 and 019-13-0-025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Smiley, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris T Stump , a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
Beginning at an iron rod in the northern right of way of Connell Street, being South 78 degrees 02 minutes 16 seconds West, 280.00 feet from the northwestern right of way intersection off Church Street and Connell Street, said point being the southeastern corner of the herein described tract and the southwestern corner of the William Brummett property as described in Deed Book 7850 Page 536 RODC.

Thence, with said right of way South 78 degrees 02 minutes 16 seconds West, 59.00 feet to an iron rod; Thence, leaving said right of way, North 09 degrees 55 minutes 34 seconds West, 149.92 feet to an iron rod. Thence, North 78 degrees 08 minutes 10 seconds East, 59.00 feet to an iron rod at the northwest corner of Brummett; Thence, with Brummett's west line, South 09 degrees 55 minutes 29 seconds East, 149.82 feet to the point of beginning and containing 8837 square feet or 0.203 acres.

TRACT II:
Beginning at an iron rod in the northern right of way of Connell Street, being South 78 degrees 02 minutes 16 seconds West, 385.00 feet from the northwestern right of way intersection off Church Street and Connell Street, said point being the southwestern corner of the herein described tract and the southeastern corner of the Leslie Clendenin property as described in Instrument 20120831-0078922 RODC.

Thence, with said right of way South 78 degrees 02 minutes 16 seconds West, 59.00 feet to an iron rod; Thence, leaving said right of way, North 09 degrees 55 minutes 38 seconds West, 150.00 feet to an iron rod. Thence, North 78 degrees 08 minutes 10 seconds East, 46.00 feet to an iron rod at the northwest corner of Brummett; Thence, with Brummett's west line, South 09 degrees 55 minutes 34 seconds East, 149.92 feet to an iron rod in the northern right of way of Connell Street; Thence, with said right of way, South 78 degrees 02 minutes 16 seconds

West, 46.00 feet to the point of beginning and containing 6894 square feet or 0.158 acres.

Being the same property conveyed to James Smiley by Warranty deed from W.C. Brummett, Jr. a/k/a William C. Brummett, Jr. and W.C. Brummett, III of record in Instrument No. 20170405-0033404 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on April 5, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

This is improved property located at 112 and 114 Connell Street Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2018.

James Smiley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Smiley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

Certificate of Authenticity

I, John Cobb Rochford, 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, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY