This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-18-2715

Karen Y Johnson Davidson County
Batch# 138472 DEEDWARR
09/10/2018 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,078.55
20180910-0089643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $291,500.00

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2018

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Smotherman MacKenzie Smotherman 8209 Boone Trace Nashville TN 37221	1Sone Residential Lending 1505 Avenue of Science Suite 236 San Diego CA 92128	126-15-0B-289.00-C

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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Timothy W. Elizer**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Adam Smotherman and MacKenzie Smotherman, husband and wife**, hereinafter called the Grantee(s), his/her/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. 69, on the Plan of Section Four, Lexington Point, as of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy W. Elizer, unmarried by Quitclaim Deed from Amanda S. Waller-Elizer, unmarried, dated November 21, 2013, recorded December 2, 2013, of record in Instrument No. 20131202-0122474, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Timothy W. Elizer and Amanda S. Waller-Elizer, husband and wife by Warranty Deed from Gerald Gardiner and Lisa Gardiner, husband and wife, dated August 15, 2007, recorded August 16, 2007, of record in Instrument No. 20070816-0098224, said Register's Office.

This is unimproved property located at: **8209 Boone Trace, Nashville, TN 37221.**

Jessica Necole Elizer joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever 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, Grantor has executed this instrument on this 7th day of September, 2018.

GRANTOR:

Timothy W. Elizer

Jessica Necole Elizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy W. Elizer and Jessica Necole Elizer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2018.



Notary Public
My Commission expires: 3/8/2021

201809100089643

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY