Bk/36

Karen Y Johnson Davidson County
Batch# 140628 DEEDWARR
09/13/2018 03:03:35 PM 2 pgs
Fees: $13.00 Taxes: $610.13
20180913-0091066

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $164,900.00.

Affiant

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Subscribed and sworn to before me, this 12 **day of September, 2018.**

Notary Public
My commission expires: 9-7-21

06-1808-77001

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sharon Smathers 4308 Baton Rouge Dr. Hermitage TN 37076	NEW OWNER	075-11-0-163.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christina Dradt, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sharon Smathers, unmarried**, hereinafter called the Grantees, their successors 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. 85-A, on the Plan of Zone Lot Division - Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 & 107, Rachel's Square, Sec. Two, (now commonly referred to as Colony Downs), of record in Book 6250, Page 542, which is a revision of Book 5200, Page 625, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christina Dradt, an unmarried woman by deed from Heather Weissinger, formerly known as Heather Garrett, unmarried (joined by husband, Darrin Weissinger), dated June 16, 2011, recorded July 7, 2011, of record in Instrument No. Instrument No. 20110707-0051936, Register's Office for Davidson County, Tennessee. Darrin Weissinger, spouse of Heather Weissinger, joined in this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4308 Baton Rouge Dr., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 12 day of September, 2018.

Christina Dradt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christina Dradt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 12 day of September, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020