Karen Y Johnson Davidson County
Batch# 143463 DEEDWARR
09/20/2018 02:56:30 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20180920-0093431

WARRANTY DEED

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,000.00.**

Affiant

Subscribed and sworn to before me this 19 day of September, 2018

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
LWB, LLC	New Owner	162-13-0-029.00
1000 Sutton Hill Road		
Nashville, TN 37204-3026	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christopher K. Smith, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **LWB, LLC a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 28, on the plan of Revised, Section One, Cedarwood Estates, of record in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 28 fronts 102.54 feet on the southerly margin of Cedar Valley Drive and extends back 153.16 feet on the easterly line and 154.06 feet on the westerly line to a broken line in the rear, measuring 90.42 feet thereon.

Being the same property conveyed to Christopher K. Smith, unmarried from Zohreh Khanzadeh, unmarried by Warranty Deed on July 20, 1998, of record in Book 11028, Page 547, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $739.86 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 162-13-0-029.00, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee.

This is improved property known as: **421 Cedar Valley Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 19, 2018.

Christopher K. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher K. Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 19, 2018

Notary Public

My commission expires: 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY