Karen Y Johnson Davidson County
Batch# 143955 **DEEDWARR**
09/21/2018 02:22:36 PM 2 pgs
Fees: $13.00 Taxes: $971.25

20180921-0093889

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VR-18-2229

~~RECORD AND RETURN TO:~~
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180900384

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 1-3-22

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scheri E. Smith **2229 Ridgecrest Dr** **Nashville, TN 37216**	New Owner	**072-08-0-216.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kenneth Small and Elizabeth Small, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scheri E. Smith, a single person

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 148 on the plan of Dalewood, Section II, of record in Plat Book 1835, Page 6, in the 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 Kenneth Small and Elizabeth Small, husband and wife, by Warranty Deed from Gregory Scott Mangum, unmarried, dated 6/6/18 and recorded 6/7/18 in Instrument Number 20180607-0054834; and the same property previously conveyed to Gregory Scott Mangum by Quitclaim Deed from Pierre Bayou Properties, LLC, a Tennessee limited liability company, dated 1/15/18 and recorded 1/22/18 in Instrument Number 20180122-0006407; and the same property previously conveyed to Pierre Bayou Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Barbara Lynn Channell, unmarried, dated 11/1/10 and recorded 11/4/10 in Instrument Number 20101104-0088324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2229 Ridgecrest Dr, Nashville, TN 37216**
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. 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 20th day of September, 2018.

Kenneth Small

Kenneth Small

Elizabeth Small

Elizabeth Small

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Small and Elizabeth Small the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SMYRNA, Tennessee, this 20th day of September, 2018.

Commission Expires: 4/18/21

Patricia L Hurtt

Notary Public

