WARRANTY DEED

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of October, 2018

Notary Public

My Commission expires: 8/11/22 (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:
Philip M. Smith	SAME	150-01-0-221.00
16408 W. Berkeley Rd.		
Goodyear, AZ 85395		

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, **Susan J. Hansen, a Single Woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Philip M. Smith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 672, on the plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan J. Hansen, a Single Woman from Noe Espana, by Warranty Deed on November 8, 2017, of record in Instrument Number 20171113-0116210, 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 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, Page 157, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4468, Page 565, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2828 Creekview Drive, Nashville, TN 37217**

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.

Karen Y Johnson Davidson County
Batch# 150161 DEEDWARR
10/09/2018 12:35:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20181009-0100069

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 October 5, 2018.

Susan J. Hansen

BY: _____
Heather Dawn Ferreira, Attorney-in-fact

STATE OF Arizona

COUNTY OF Maricopa

Before me, the undersigned authority, a Notary Public within and for the State of ~~Tennessee~~ Arizona, appeared **Heather Dawn Ferreira**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Susan J. Hansen**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Susan J. Hansen**, the bargainor(s), by the said **Heather Dawn Ferreira**, as Attorney-in-Fact.

WITNESS my hand and seal, this 4th day of October, 2018.

_____ My Commission Expires: 09-09-2021
NOTARY PUBLIC

ROBERT DIZON
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 9, 2021

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.

_____ My commission expires: 7/8/19
Notary's Signature

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