**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180917747**

Karen Y Johnson Davidson County
Batch# 151990 **DEEDWARRSP**
10/17/2018 10:07:00 AM 2 pgs
Fees: $13.00 Taxes: $6,752.50

20181017-0102829

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,825,000.00

Affiant

Subscribed and sworn to before me, this 16th day of October, 2018.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| William McKenzie and Caroline McKenzie<br>4410 Honeywood Drive<br>Belle Meade TN 37205 | New Owner | Tax Parcel ID No.<br>116-11-0-010.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regions Bank, N.A., Trustee of the Margaret Thompson Smith Trust for Ellen Louise Smith, U/A/D 5-16-95** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William McKenzie and Caroline McKenzie, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land being located in Davidson County, Tennessee, being described as follows:

TRACT 1:

Being Lot No. 7 of Block B on the plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate, Surveyor, July, 1931, and June, 1936, as follows:

Beginning on the northeasterly margin of Honeywood Avenue, at the corner of Lots Nos. 7 and 8, being the southwest corner of the property conveyed to Thomas A. Pirtle, Jr., by deed from Mary Cornelia Malone, et al, of record in Book 1358, page 264, Register' s Office for said County; thence with Pirtle' s westerly line and the westerly line of Lot No. 9, north 36Â° east 224 feet to the common corner of Lots Nos. 7, 9 and 10; thence with the line between Lots Nos. 7 and 10 and 7 and 11, north 31 1/2Â° west 162.875 feet; thence southwestwardly to the northeasterly margin of Honeywood Avenue; thence with said Avenue; southeastwardly 150 feet to the beginning.

TRACT 2:

Being the westerly 65 feet of Lot 8 of Block B on the plan of Honeywood subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate, July, 1931, as follows:

Beginning on the northerly margin of Honeywood Avenue at the southeast corner of K. M. Armistead's property, said point being the common corner of lots Nos. 7 & 8; thence with the line, between said two lots northwardly 200 feet to the southerly line of lot No. 9; thence with the southerly line of said lot eastwardly 65 feet; thence southwardly 200 feet to the northerly margin of Honeywood Avenue; thence with the northerly margin of said Avenue, westwardly 65 feet to the point of beginning.

Being the same property conveyed to REGIONS BANK, N.A., TRUSTEE OF THE MARGARET THOMPSON SMITH TRUST FOR ELLEN LOUISE SMITH U/A/D 5-16-95, by deed from AMY LUCILE RICH, of record in Instrument No. 20131223-0128933, dated December 20, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 116-11-0-010.00.

This is improved property located at 4410 Honeywood Drive Belle Meade TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular 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 16th day of October, 2018.

Regions Bank, N.A., Trustee of the
Margaret Thompson Smith Trust for
Ellen Louise Smith U/A/D 5-16-95

By: David P. Rogers, Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Rogers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of Regions Bank, N.A., an Alabama chartered banking corporation, Trustee of the Margaret Thompson Smith Trust for Ellen Louise Smith, U/A/D 5-16-95, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of October, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022