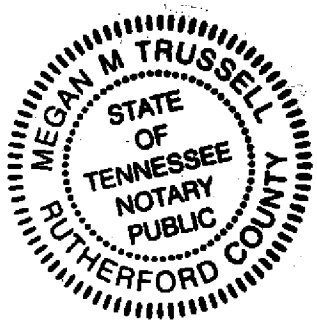
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 11-30-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stephen W. Blais and Susan E. Blais		176 02 0 019.00
(NAME)	(NAME)	
1705 Greenhart Ct.	New owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Smith and wife, Tiara Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen W. Blais and Susan E. Blais, husband and wife**, 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 Lot No. 186 on the Plan of Peppertree Forest, Section 15 of record in Plat Book 7900, Page 574, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Smith and wife, Tiara Smith by Warranty Deed from Amaury Kintz, as Trustee of Overstreet Family Land Trust, a revocable trust dated January 31, 2006 and recorded February 2, 2006 in Instrument No. 20060202-0013254, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1705 Greenhart Ct., Antioch, TN 37013

Karen Y Johnson Davidson County
Batch# 153164 DEEDWARR
10/22/2018 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $917.23
20181022-0104534

File Number: MFR-187511SSO

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, has 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 15th day of October, 2018

James Smith

Tiara Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **James Smith and wife, Tiara Smith,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-187511SSO

True Copy Certification

I, Megan M. Trussell, 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.

Megan M. Trussell

State of Tennessee
County of Rutherford

Personally appeared before me, Jessica Allen, a notary public for this county and state, Megan M. Trussell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen

My Commission Expires: 04/18/2021