This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2906

Karen Y Johnson Davidson County
Batch# 155775 DEEDWARR
11/01/2018 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $684.13
20181101-0108298

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $184,900.00

Patrick B. Edwards
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick B. Edwards 1320 Rock Creek Trace Whites Creek, TN 37189	The Mortgage Firm, Inc. 921 Douglas Ave 200 Altamonte Springs, FL 32714	049-16-0A-059.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Aquanetta D. Smith, fka Aquanetta D. Jackson and Jimmy R. Smith, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Patrick B. Edwards**, hereinafter called the Grantee(s), his/her/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. 29 on the plan of Willow Trace Subdivision, Phase Two, as of record in Plat Book 7900, page 46; as amended in Book 9993, page 762, in the Register's Office for Davidson County, Tennessee, to which plat and amendment reference are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Aquanetta D. Jackson by Quitclaim Deed from Jerald D. Jackson, dated March 2, 1998, recorded March 5, 1998, of record in Book 10824, age 801, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Jerald D. Jackson and wife, Aquanetta D. Jackson by Warranty Deed from Keith Turkett and wife, Debra Turkett, dated January 22, 1997, recorded January 24, 1997, of record in Book 10327, page 899, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **1320 Rock Creek Trce, Nashville, TN 37189**

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This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26th day of October, 2018.

GRANTOR:

Aquanetta D. Smith

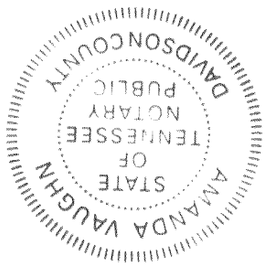
Aquanetta D. Jackson NKA Aquanetta D. Smith

Jimmy R. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aquanetta D. Jackson NKA Aquanetta D. Smith and Jimmy R. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 2018.



Amanda Vaugh

Notary Public
My Commission expires: 5/5/2020

201811010108298

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)