WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161920 **DEEDWARR**
11/16/2018 12:33:03 PM 2 pgs
Fees: $13.00 Taxes: $995.30

20181116-0113115

A-EXP-18-4115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sydney Guinn and Kaitlyn Parmenter	**New Owner**	
(NAME)	(NAME)	**061-16-0-088.00**
4115 Addine St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRAD SMOTHERMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SYDNEY GUINN, AN UNMARRIED WOMAN, AND KAITLYN PARMENTER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5 on the Plan of Greenland Estates, Block D, of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brad Smotherman by Warranty deed from Jo Ellen Abernathy, unmarried of record in Instrument No. 20160210-0012698 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 10, 2016.

**For the purpose of this conveyance the subject property was not the Grantor's Primary Marital Residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4115 Addine St., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14 DAY OF NOVEMBER, 2018.

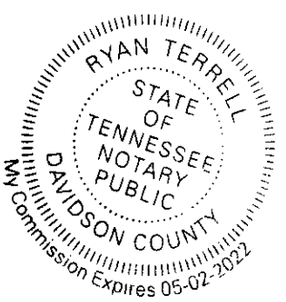
Brad Smotherman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212