WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162421 **DEEDWARR**
11/19/2018 02:50:26 PM 2 pgs
Fees: $13.00 Taxes: $553.15

20181119-0113844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4/12/2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — WILSON COUNTY — ELIZABETH G. COOPER

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0961

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sophia Lynn Smith, Michael S. Smith, and Shannon Smith	New owner	Map: 01816023800
(NAME) 201 Woodmaker Ct.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($149,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
KERRY E. COUCH, MARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SOPHIA LYNN SMITH, UNMARRIED AND MICHAEL S. SMITH AND WIFE, SHANNON SMITH,
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:

Being Lot No. 110A, Zone Lot Division, Lots 105-112, Percy Priest Woods, Section IV, as of record in Book 6250, Page 843, amending Book 6250, Page 356-357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate legal description.

Being the same property conveyed to Kerry E. Couch by Quitclaim deed from Kerry E. Couch and wife, Lisa P. Couch of record in Book 10528, Page 927, dated June 26, 1997, see also deed of record in Book 10528, Page 924, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 843, amending Book 6250, Page 356, said Register's Office.

Deed of Conveyance for Water Mains of record in Book 6147, Page 886, said Register's Office.

Deed of Conveyance for Sewer of record in Book 6147, Page 893, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865, amending Book 6020, Page 270, and Book 6097, Page 11, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 201 Woodmaker Ct., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 16th day of November, 2018.

Kerry E. Couch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 16th day of November, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.