Box#14
G#31351-3

WARRANTY DEED	State of Tennessee County of Davidson
Karen Y Johnson Davidson County Batch# 162509 DEEDWARR 11/20/2018 08:54:15 AM 2 pgs Fees: $13.00 Taxes: $2,275.50 20181120-0114003	The actual consideration or value, whichever is greater, for this transfer is **$615,000.00.** Affiant Subscribed and sworn to before me, this the **19th** day of **November, 2018.** Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive,
Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shawn Christopher Walsh **Tara Neuhoff Walsh**	**F&M Bank**	**104-16-0-221.00**
1804 Beechwood Ave	**50 Franklin Street**	
Nashville, TN 37212	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roy W. Smith and Heidi M. Smith, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn Christopher Walsh and Tara Neuhoff Walsh, 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 the Westerly 50 feet of Lot No. 210, as shown on the map entitled the Plan of Belmont Land Company's Plan of Lots called "Belmont Height's", of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Roy W. Smith, unmarried, by Warranty Deed from Alan D. Johnson and wife Nina M. Johnson, dated January 16, 2015, of record in Instrument No. 20150121-0005703, Register's Office for Davidson County, Tennessee.

Heidi M. Smith, spouse of the above-named Roy W. Smith, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 421, Page 34, said Register's Office for Davidson County, Tennessee;

2) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (_____) property, known as **1804 Beechwood Ave Nashville, TN 37212**

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 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 my/our hand(s) this **19th** day of **November, 2018.**

Roy W. Smith

Heidi M. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Roy W. Smith and Heidi M. Smith,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **November, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY