Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 164295 **DEEDWARR**
11/21/2018 09:40:32 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20181121-0114472

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $665,000.00 Affiant Subscribed and sworn to before me, this the 14th day of November, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon Carl Anna Carl	**NEW OWNER**	
2100 Eastland Avenue		083-07-0-282.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **TIMOTHY SMYTH AND ASHLEY H. SMYTH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON CARL AND ANNA CARL, HUSBAND AND WIFE,** 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 the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being on the plan of a tract of land marked "Thomas" on the plan of Rolling Acres Subdivision, as shown by plat of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, and being shown as Tract "A" on the survey made by E. L. Miller, Jr., & Co., dated June 26, 1964, as follows:

Beginning at an iron pin at the southeast intersection of Eastland Avenue and Shady Lane; thence with the margin of Eastland Avenue, South 88 deg. East 103.8 feet to an iron pin; thence South 2 deg. 30 ' West 194 feet to an iron pin in the northerly margin of an alley; thence with the margin of the same, North 87 deg. 15' West 103.8 feet to an iron pin in the easterly margin of Shady Lane, thence with the margin of the same, North 2 deg. 30' East 192.7 feet to the point of beginning.

Being the same property conveyed to Timothy Smyth and Ashley H. Smyth, husband and wife by Warranty deed from Elizabeth Gammans, unmarried of record in Instrument No. 20151110-0114498 Register's Office for Davidson County, Tennessee, dated November 6, 2015 and recorded on November 10, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2100 Eastland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of November, 2018.

Timothy Smyth

Ashley H. Smyth

STATE OF Texas
COUNTY OF Travis

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

Witness my hand and seal this 13th day of November, 2018.

CHARLOTTE CROSS
Notary ID #10630695
My Commission Expires
April 28, 2022

Notary Public

My Commission Expires: 4/28/22