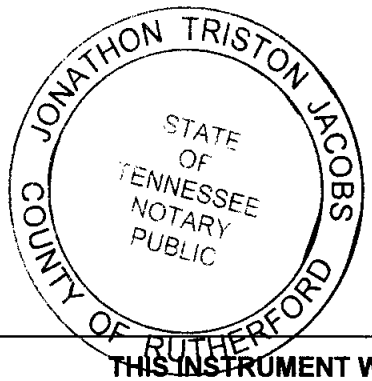
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-11-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. Solomon Smith		050-14-0-215.00
(NAME)	(NAME)	Karen Y Johnson Davidson County
3131 Wilmoth Road	← Save	Batch# 172223 **DEEDWARR**
(ADDRESS)	(ADDRESS)	12/10/2018 10:52:12 AM 2 pgs
Nashville, TN 37207		Fees: $13.00 Taxes: $728.90
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20181210-0119965

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 considerations, the receipt of which is hereby acknowledged, I/we Ronald Kenneth Hirsch, Richard Allen Hirsch, Linda Vae Hirsch Martin, heirs at law under the Estate of Otto R. Hirsch, deceased, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto C. Solomon Smith and Elizabeth A.R. Smith, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 374 on the Plan of Parkwood Estates, Section 2, of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Otto R. Hirsch and wife, Virginia L. Hirsch by Warranty Deed from Gaines and Gaines Construction Company, Inc., a corporation dated April 12, 1962 and recorded April 13, 1962 of record in Book 3371, Page 339, Register's Office for Davidson County, Tennessee.

The said Virginia L. Hirsch died on May 04, 1970, leaving the said Otto R. Hirsch the sole surviving tenant by the entirety.

The said Otto R. Hirsch died testate on March 31, 2018, devising subject property to Ronald Kenneth Hirsch, Richard Allen Hirsch, Linda Vae Hirsch Martin, as evidenced in File No. 18P899, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3131 Wilmoth Road, Nashville, TN 37207

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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 12th day of October, 2018.

Ronald Kenneth Hirsch

Richard Allen Hirsch

Linda Vae Hirsch Martin

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Kenneth Hirsch, Richard Allen Hirsch, Linda Vae Hirsch Martin, heirs at law under the Estate of Otto R. Hirsch, deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of October, 2018.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075