WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173629 DEEDWARR
12/13/2018 11:08:22 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181213-0121354

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whisper Smith Kevari Duante Smith	New owner	148-14-0-76.00
(NAME)	(NAME)	
4898 Packard Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Darrell McEachron, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Whisper Smith, an unmarried woman and Kevari Duante Smith, an unmarried man,** 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 Lot No. 106 in Section II of the Locustwood Subdivision, as of record in Book 2331, page 147, Register's office for Davidson County, Tennessee.

Said Lot No. 106 fronts 119.96 feet on the south side of Cedar Hollow Road and extends back 389.3 feet on the west line and 387.3 feet on the east line to a dead line on which it measures 94.6 feet.

Being the same property conveyed to Darrell McEachron by Quitclaim Deed from Gregg Dalton Gentry, dated September 19, 2017 and filed for record as Instrument No. 20170919-0095885 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Book 2331, page 147, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, Building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 4898 Packard Drive, Nashville, TN 37211
(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 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 my/our hands this 10th day of December, 2018.

Darrell McEachron

State of Tennessee
County of Davidson

Personally appeared before me Darrell McEachron, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2018.

Notary Public _____
My Commission Expires: 1-24-21

File No.: 201811017

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD