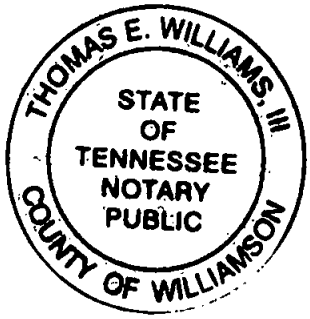
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00

Stacy S. Alessi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day December 2018.

Notary Public

MY COMMISSION EXPIRES: 8-28-21

(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
Christoffer Earl	New Owner	161060A13300CO
(NAME)	(NAME)	Karen Y Johnson Davidson County
1408 Beech Grove Way, Unit 133		Batch# 179455 DEEDWARR
(ADDRESS)	(ADDRESS)	01/02/2019 10:05:22 AM 2 pgs
Nashville, TN 37211		Fees: $13.00 Taxes: $986.05
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190102-0000146

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 Jonathan C. Smith and wife Mariana F. Rios, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Christoffer Earl and Amber Michelle Earl, 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:

Being Unit No. 133 on the plan of Oakhill Townhomes, Phase 3 Lot 3 as shown as Exhibit A-1 to the Second Supplemental Declaration of Protective Covenants Conditions, 'Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601 Register's Office for Davidson County, Tennessee to which plan reference is herby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathon C. Smith and wife, Mariana F. Rios by Warranty Deed from Amelia Dehart Nennstiel Emmert, a married person, dated June 17, 2013 and recorded June 20, 2013 of record in Instrument No. 20130620-0063115, Register's Office for Davidson County, Tennessee.

The said Mariana F. Rios is now known as Mariana F. Smith.

Subject to all matters on the plat of record in Instrument No. 20080605-0058042, Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20070614-0071397 and amended in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 20070205-0014422, Quitclaim Deed to Oakhill Townhomes Townhome Homeowners Association, Inc., recorded as Instrument No. 20080909-0092190, in the Register'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 ☒ 1408 Beech Grove Way, Unit 133, 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 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.

Effective the 21st day December 2018.

Jonathan C. Smith

Mariana F. Smith

State of Tennessee
County of RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan C. Smith and Mariana F. Smith, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of December, 2018.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129