RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122
#326409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21
(AFFIX SEAL)

COUNTY OF WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
MARILYN C. NEWMAN

Karen Y Johnson Davidson County
Batch# 181216 DEEDWARR
01/07/2019 01:45:38 PM 2 pgs
Fees: $13.00 Taxes: $584.60

20190107-0001620

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-1047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Monica B. Smith, a married woman	Monica B. Smith	Map: 10816004300
(NAME) 1312 Priest Woods Ct.	(NAME) 1003 Alan John Way	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS ($158,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
GILBERT LEE SMITH,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MONICA B. SMITH, A MARRIED WOMAN,
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. 22 A Zone Lot Division, Lots 22 and 23, Lakeview Hills, Section 2, Plat Book 5800, Page 391, Register's Office for Davidson County, Tennessee, for which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gilbert Lee Smith, by deed from Lisa A. Floyd, of record in Instrument No. 20080207-0012807, dated January 2, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 391, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6256, Page 28, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1312 Priest Woods Ct., Nashville, TN 37214
(House No.) (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 our hands this 28th day of December, 2018.

Gilbert Lee Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert Lee Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of December, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.