Karen Y Johnson Davidson County
Batch# 181767 DEEDWARR
01/08/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190108-0002108

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.

Affiant

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 323459

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 4th day of January, 2019.

Notary Public
My commission expires: 10/31/2020

02-1812-50576

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tyler L Smith 5522 Hill Ct. Nashville, TN 37220	New Owner	161-09-0123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles K Hendrix and wife, Tracy B Hendrix, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to Tyler L Smith and Taylor N Smith, husband and wife, hereinafter called the Grantees, their successors 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. 19-B on the Plan of Zone Lot Division Lot 19, Section One, Brentwood Meadows, of record in Book 6250, Page 403, amending Book 5200, Page 694, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Hendrix and wife, Annette T. Hendrix by deed from Hailey Brothers Partnership, a Tennessee general partnership, dated April 18, 1986, recorded April 28, 1986, of record in Book 6840, Page 198, and re-recorded in Book 7024, Page 476, Register's Office for Davidson County, Tennessee. The said Charles L. Hendrix having since died leaving Annette T. Hendrix as surviving tenant by the entirety.

Further being the same property conveyed to Charles K. Hendrix and wife, Tracy B. Hendrix by Quitclaim Deed from Annette T. Hendrix, an unmarried woman, dated October 15, 2015, recorded October 26, 2015, of record in Instrument No. 20151026-0108581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 5522 Hill Ct., Nashville, TN 37220.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 hand this 4th day of January, 2019.

Charles K Hendrix

Tracy B Hendrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Charles K Hendrix and Tracy B Hendrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 4th day of January, 2019.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

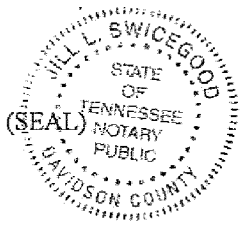
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900