21486
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Y Johnson Davidson County
Batch# 183127 DEEDWARR
01/11/2019 01:17:02 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20190111-0003163

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. David A. Smith
1204 Forrest Avenue
Nashville, TN 37206

Send Tax Bills to:

New Owner

Map/Parcel: 034010F07700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Eric W. Speiser and Lacy N. Speiser, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **David A. Smith and Julianne B. Smith, husband and wife,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit 77 on the Final Plat, a Horizontal Property Regime (Private Element), Cobblestone Townhomes, a Planned Unit Development, filed in Instrument No. 20100311-0018694, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description thereof.

BEING the same property conveyed to Eric W. Speiser and Lacy N. Speiser by Deed from Mid-TN Capital, LLC, a Tennessee limited liability company, dated August 11, 2016, and filed in Instrument No. 20160816-0085418, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:
1. 2019 Taxes, prorated and assumed.
2. Declaration of Covenants, Conditions, Restrictions and By-Laws filed in Instrument No. 20160401-0031279; 20160401-0031281; 20160929-0102734; 20161010-010675' 20170501-0042308 and 20180424-0038505, said Register's Office.
3. All matters as shown on plan of record in Instrument No. 20100311-0018694, said Register's Office.
4. Charter for Homeowners Association filed in Instrument No. 20160401-0031280, said Register's Office.
5. Sanitary Sewer and/or Storm Drainage Easements filed in Book 4468, page 454 and 4468, page 456, said Register's Office.
6. Ingress/Egress Easement filed in Instrument No. 20060628-0077506, said Register's Office.

This is improved property known as: 115 Cobblestone Place Drive, Goodlettsville, TN 37072

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 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 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 hand(s) as on the date shown on the Notary forms.

Eric W. Speiser

Lacy N. Speiser

STATE OF FLORIDA HILLSBOROUGH COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric W. Speiser and Lacy N. Speiser,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of January, 2019.

My Commission Expires:
1/14/2019

Notary Public

ASHLEY TANNER RODRIGUEZ
Notary Public - State of Florida
Commission # FF 189870
My Comm. Expires Jan 14, 2019

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is ~~$~~$180,000.00

Affiant

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

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022