WARRANTY DEED

Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 187587 **DEEDWARR**
01/24/2019 09:58:13 AM 2 pgs
Fees: $13.00 Taxes: $769.60

20190124-0006920

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of Jan., 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett PC
Stewart Title Company Tennessee Division,1531 Hunt Club Blvd Ste 106, Gallatin TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsay E Alexander	Southwest Funding, LP	053-03-0-328.00
(NAME)	(NAME)	
1608 Dodson Street	1125 Ocean Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **Christopher A. Smith and Cecili M. Smith, husband and wife**, hereinafter called the **GRANTOR(S),** have bargained and sold, and by these presents do transfer and convey unto **Lindsay Ellyn Alexander**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 286 on the Plan of Resubdivision of a part of Section "C", Village of Old Hickory of record in Plat Book 1835, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher A. Smith and Cecili M. Smith, husband and wife by Warranty Deed from Anthony Dwire, a single man, dated April 30, 2018 and recorded May 02, 2018 of record in Instrument No. 20180502-0041765, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

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.

This is improved ☒ 1608 Dodson Street, Old Hickory, TN 37138
(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 18 day of January, 2019.

Christopher A. Smith

Cecili M. Smith

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Christopher A. Smith and Cecili M. 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 they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 18 day of January, 2019.

Patti Robitaille

Notary Public: Patti Robitaille

My Commission Expires: 05/22/2019

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd, Suite 106
Gallatin, TN 37066