Karen Johnson Davidson County
Batch# 189436 DEEDWARR
01/29/2019 02:16:01 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20190129-0008539

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2019.

Notary Public

My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

BOX 10-A

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael DeCello	New Owner	131-05-0B-432.00
34022 Abbey Road	34022 Abbey Road	
Temecula, CA 92592	Temecula, CA 92592	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jeffrey Smith and wife, Vickie Smith,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael DeCello, married,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Unit 432, together with the appurtenant interest in the common elements of Four Season Condominiums, a horizontal property regime established by Master Deed of record in Book 6841, page 349, and as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No. 1 on the plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jeffrey Smith and wife, Vickie Smith, by Warranty Deed from Thomas Naslund and wife, Carole Naslund, of record in Instrument No. 20130820-0087797, in the Register's Office of Davidson County, Tennessee, dated August 15, 2013, and recorded on August 20, 2013.

This is improved property known as **432 Summit Ridge Place, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of January, 2019.

Jeffrey Smith

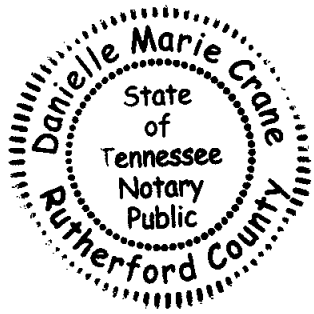
Vickie Smith

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, Jeffrey Smith and Vickie Smith, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of January, 2019.

Notary Public
My Commission Expires: 4/18/21



SolomonParks File No. 18-001426-528