WARRANTY DEED

Karen Johnson Davidson County
Batch# 190097 DEEDWARR
01/31/2019 08:59:23 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20190131-0009271

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith D. Smith	Navy Federal Credit Union	
(NAME)	(NAME)	
1312 Busiris Drive	P.O. Box 3326	076010D03300CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Merrifield,VA 22119-3326	
(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, D. Price Investments Inc., a Tennessee Corporation, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Keith D. Smith, an unmarried man, hereinafter called the GRANTEE(S), his 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. 33 on the Plan of Final Plat, Heritage Hills, phase 3, Planned Unit Development, of record in Plat Instrument No. 20171004-0102057, 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 D. Price Investments Inc., a Tennessee Corporation by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated October 18, 2018 and recorded October 26, 2018 of record in Instrument No. 20181026-0106261, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 20171004-0102057, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 201709250098154. Grant of Easement recorded in Instrument No. 20100111-0002349 in the Register's Office of Davidson County, Tennessee. Declaration of Easement recorded in Instrument No. 200621227-0159081 in the Register's Office of Davidson County, Tennessee. Stormwater Detention Agreement Easement recorded in Instrument No. 20060503-0050829 in the Register's Office of Davidson County, Tennessee. Agreement for Dedication of Easement recorded in Instrument No. 20170613-0059009 in the Register's Office of Davidson County, Tennessee. Charter of Heritage Hills Townhome Owners Association Recorded August 21, 2007 in Instrument No.20070821-0100112 in the Register's Office of Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 1312 Busiris Drive, Hermitage, TN 37076
(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 28th day of January, 2019.

D. Price Investments Inc., a Tennessee Corporation

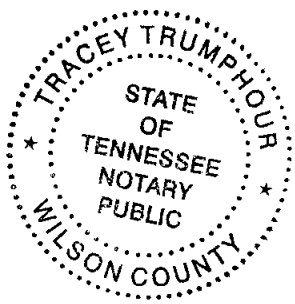
Daryl T. Price, President

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daryl T. Price with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Presiden of D Price Investments Inc the within named bargainer, a corporation, and that, Daryl T. Price as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Daryl T. Price as such President.

Witness my hand and Official seal this 28TH day of January, 2019.

Notary Public:
My Commission Expires: 5.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122