Karen Johnson Davidson County
Batch# 190656 DEEDWARR
02/01/2019 09:29:25 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20190201-0009705

WARRANTY DEED

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Douglas J. Smith and Robin L. Smith, husband and wife	Douglas & Robin Smith	**034-14-0-060.00**
1416 Bain Drive	500 Tyrone Drive	
Madison, TN 37115	Mount Juliet, TN 37122	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Family Trust Services, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas J. Smith and Robin L. Smith, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 45 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 45 fronts 60 feet on the easterly side of Bain Drive and extends back 120 feet on the northerly line and 120 feet on the southerly line, to a dead line in the rear on which measures 73.8 feet.

BEING the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company by Deed dated May 18, 2018, from Estate of Alice M. Graham of record in Instrument No. 20180522-0048780, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 3300, Page 74, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2) **Easement granted to Qwest, a permanent telecommunications easement of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.**
3) **Subject to Right of Way of Louisville and Nashville Railroad.**
4) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 1416 Bain Drive, Madison, TN 37115

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 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 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 its hand by its duly authorized officer this **31st** day of **January 2019.**

Family Trust Services, LLC, a Tennessee limited liability company

By: _____, SOLE MEMBER
Scott Stephens, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Family Trust Services, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Sole Member.** **Sole

Witness my hand and official seal at Nashville, Tennessee, this **31st day** of **January 2019.**

_____
Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019