Return to:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 195147 DEEDWARR
02/13/2019 03:36:23 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20190213-0013666

#1686

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Darian L. Lafferty	(NEW OWNER)	Map 092-02-0- Parcel 166.00
236 Pebble Glen Drive		
Franklin, TN 37064		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **BRAD SMOTHERMAN**, married,(The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **DARIAN L. LAFFERTY**, a single man, (The "Grantee"), his heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of HEFFERNAN PLACE, BLOCK 26, of record in Book 161, page 138, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brad Smotherman by warranty deed dated July 22, 2016 from Regina F. Martin, unmarried of record in Instrument No. 20160728-0077575, said Register's Office.

This is the same legal used in previous deed of record.

This is not the personal, marital or primary residence of GRANTOR, spouse and/or any dependents.

This conveyance is subject to the following:

1. **2019Taxes, a lien now yet due and payable.**
2. **Any and all matters appearing of record in Book 161, page 138, said Register's Office.**

This is improved property commonly known as **1032 28th Avenue North, Nashville, TN 37208.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me this 13th day of February, 2019.

Notary public:
My commission expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

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

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12 day of February, 2019.

BRAD SMOTHERMAN

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRAD SMOTHERMAN** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at NOLENSVILLE, Tennessee, this 12 day of **February, 2019.**

Notary Public
My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY