Batch# 201658 Davidson County DEEDWARR
03/04/2019 12:28:05 PM 2 pgs
Fees: $13.00 Taxes: $754.80
20190304-0019547

**THIS INSTRUMENT WAS PREPARED BY:**

Bankers Title & Escrow - Clarksville, LLC
2515 Wilma Rudolph Blvd
Clarksville, TN 37040

File: 2019020080

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# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Alexander O. Smith<br>3516 Standing Stone Dr.<br>Nashville, TN 37207 | Fairway Independent Mortgage<br>4201 Marsh Lane<br>Carrolton, TX 75007 | 050-06-0-056.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANGELA PETERSEN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER O. SMITH, A SINGLE MAN,** 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. 91 on the Plan of Section Twelve, Village by the Creek** of record in Book 6900, Page 314, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela Petersen by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20181029-0106846, Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 29, 2018.

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 property, known as: **3516 Standing Stone Dr., Nashville, TN 37207**

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, their heirs and assigns forever; and we do covenant with 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.



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Witnessed this the 26th day of February, 2019.

Angela Petersen

Angela Petersen

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, the within named **Angela Petersen** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor (s), and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2019.

My Commission expires SEPTEMBER 20, 2022

Notary Public

SEAL

BROOKE GRISSOM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $204,000.00.

Affiant

Subscribed and Sworn to before me on this the 1st day of March, 2019.

My Commission expires 5/10/2021

Notary Public

SEAL

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY



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