This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $350,000.00

Affiant

Karen Johnson Davidson County
Batch# 208735 **DEEDWARR**
03/22/2019 02:29:21 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190322-0026316

Subscribed and sworn before me this the 22 day of March, 2019.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael R. Ralph 1012 Morrisey Ct Nashville, TN 37221	Quicken Loans 1050 Woodward Ave. Detroit, MI 48226	142-13-0B 009.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA A. SMITH, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL R. RALPH AND MARGARET DIANE CLARK RALPH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 177 on the Final Plat of Riverside, Phase 4B, as of record in Book 9700, Page 750, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia A. Smith by deed from Henry A. Smith by Patricia Ann Smith a Conservator, dated 10/01/2014, of record in Instrument No. 20141006-0092198, said Register's Office.

Also being the same property conveyed to Patricia A. Smith and husband, Henry A. Smith by deed from Rochford Realty and Construction Co., Inc., dated 12/13/2000, of record in Instrument No. 20001214-0123265, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1012 Morrisey Ct, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

PS by TS AIF

Witness my hand this the 21st day of March, 2019.

Patricia Smith by Terry Smith her attorney in fact

Patricia A. Smith
BY: Terry Smith as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21st day of March, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Terry Smith with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia A. Smith, by Durable POWER OF ATTORNEY dated February 29, 2016, and who acknowledged that he executed the same as the free act and deed of Patricia A. Smith.

Witness my hand and official seal this 21st day of March, 2019.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY