Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Ste140
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 210645 DEEDWARR
03/28/2019 09:04:22 AM 2 pgs
Fees: $13.00 Taxes: $979.39

20190328-0027921

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $264,699.00

Sara Lani Waddell
Affiant

Subscribed and sworn to before me, this 25th day of March, 2019.

Melissa Jansen
Notary Public
My commission expires:

MELISSA JANSEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 08-2021

05-1812-67457

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Harris Smith, III 132 Kiowa Trail Madison TN 37115	Harris Smith, III 132 Kiowa Trail Madison, TN 37115	053-14-0-B-032.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Loveday, a single man** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Athaleen Ezell, A married woman**, hereinafter called the Grantees, their successors 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. 79 on the Plan of 1st Revision, Final Plat of The Woods of Neeley's Bend (erroneously referenced in prior deed as The Woods of Neeley's Bends), Phase 3, of record in Instrument No. 20080606-0058247, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel L. Loveday, unmarried by deed from Antoine F. Buchanan and Jolanda K. Buchanan, husband and wife, dated August 3, 2015, recorded August 5, 2015, of record in Instrument No. 20150805-0078176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 132 Kiowa Trail, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-1011-19-132

WITNESS my hand this 25th day of March, 2019.

Daniel Loveday

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Daniel Loveday**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Madison, TN, this 25th day of March, 2019.

Notary Public

SETH A. BEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/2021