THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319910

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $140,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2019.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 220122 DEEDWARR
04/22/2019 11:15:33 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20190422-0036381

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thrive Properties, LLC 920 Dalebrook Ln Nashville, TN 37206	New Owner	Tax Parcel ID No. 148-07-0-013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Casey Ella Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thrive Properties, LLC, a Tennessee Limited Liability Company**, ("Grantee"), successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 617, as shown on the map entitled Cherokee Hills, Section Six, of record in Plat Book 3842, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CASEY ELLA SMITH, by deed from DONALD WAYNE JONES, of record in Instrument No. 20181008-0099722, dated September 24, 2018, said Register's Office.

Said Property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 148-07-0-013.00.

Matters shown on the Plan of record in Plat Book 3842, page 15, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3929, page 236, said Register's Office.

This is improved property located at 123 Luna Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ARU19-173

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2019.

Casey Ella Smith

STATE OF Indiana)
COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Casey Ella Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2019.

Notary Public

My Commission Expires: July 12, 2025

