Karen Johnson Davidson County
Batch# 221426 DEEDWARR
04/24/2019 11:14:30 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20190424-0037665

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

A-KW-19-1220

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler James Jewell and Allie Makayla Edmondson	**InterLinv Mortgage**	
(NAME) **1220 Sunnymeade Drive**	(NAME) **10613 West Sam Houston Pkwy N. Suite 200**	**061-15-0-189.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Houston, TX 77064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH P. SMITH, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER JAMES JEWELL, A SINGLE MAN, AND ALLIE MAKAYLA EDMONDSON, A SINGLE WOMAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28 of Block "A" on the Plan of Resubdivision of Sunnymeade Subdivision of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 68 feet on the Southerly side of Sunnymeade Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Sarah P. Smith, an unmarried person by Warranty deed from The 1220 Sunnymeade Drive Trust, L&O Farms, as Trustee of record in Instrument No. 20121002-0089937 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 02, 2012.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 56 and 57, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1066, Page 225, Book 1066, Page 511, Book 1108, Page 689, Book 1109, Page 636, Book 1157, Page 72, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1220 Sunnymeade Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 19 DAY OF APRIL, 2019.

Sarah P. Smith by Kate Nyquist as Attorney In Fact
Sarah P. Smith by Kate Nyquist as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH P. SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH P. SMITH.

Witness my hand and official seal, this the 19th of April, 2019.

William E. Grones
Notary Public
My Commission Expires: 08/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/17
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2017