Karen Johnson Davidson County
Batch# 222971 DEEDWARR
04/29/2019 09:45:22 AM 2 pgs
Fees: $13.00 Taxes: $902.80
20190429-0038944

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19098

Send Tax Bills To:
Same as New owner

New Owner is:
Erik and Cheryl Smith
7514 Lords Chapel Drive
Nashville, TN 37211

MAP: 173-09-0A
PARCEL: 172.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joseph W. Stanford and wife, Lisa M. Stanford**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Erik Smith, an unmarried man and Cheryl G. Smith, an unmarried woman, as joint tenants with right of survivorship,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 7514 Lords Chapel Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 120 on the Plan of Lenox Village, Section Three, a Planned Unit Development, as of record in Instrument Number 20030808-0113189, 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 Joseph W. Stanford, an unmarried man, by Warranty Deed from Signature Properties, LLC, a Tennessee limited liability company, dated 2/25/04 and recorded 2/26/04 in Instrument Number 20040226-0021720, Register's Office for Davidson County, Tennessee. Joseph W. Stanford has since married and wife, Lisa M. Stanford is signing to convey her marital rights. Joseph W. Stanford has since married and wife, Lisa M. Stanford is signing to convey her marital rights.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2019.

GRANTOR:

Joseph W. Stanford

Lisa M. Stanford

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joseph W. Stanford and Lisa M. Stanford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 10-7-19

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $244,000.00.

Affiant

SWORN TO and subscribed before me this 24th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 10-7-19

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019