**Prepared By & Return To:**
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D19-0150

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2019

Notary Public

Commission Expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Diane Lee Smith<br>1062 Riverspring Drive<br>Nashville, TN 37221 | SWBC Mortgage Corp<br>9311 San Pedro #100<br>San Antonio, TX 78216 | 126-16-0A-425.00-CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Lori A. Wozny, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Diane Lee Smith, a single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 558 on the Plan of Final Plat of Parkview At Riverwalk, Phase 1, A Cluster Lot Development of record in Plat at Instrument No. 20050215-0016985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori A. Wozny and husband Douglas Wozny by Warranty deed from Corinthian Custom Homes, Inc. of record in Instrument No. 20070329-0037493 Register's Office for Davidson County, Tennessee, dated March 23, 2007 and recorded on March 29, 2007.

Being the same property conveyed to Lori A. Wozny and Douglas Larsson, both unmarried by Quit Claim deed from Lori A. Wozny and Douglas Larsson (inadvertently referred to as Douglas Wozny), both unmarried of record in Instrument No. 20090706-0062382 Register's Office for Davidson County, Tennessee, dated June 16. 2009 and recorded on July 06, 2009.

Being the same property conveyed to Lori A. Wozny, unmarried by Quit Claim deed from Douglas Larsson, unmarried of record in Instrument No. 20170413-0036166 Register's Office for Davidson County, Tennessee, dated March 07, 2017 and recorded on April 13, 2017.

Douglas Larsson, spouse of Grantor, joins in the execution of this document for the purposes of conveying his marital interests, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Karen Johnson Davidson County
Batch# 224730 DEEDWARR
05/02/2019 09:25:32 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190502-0040734

This is improved property known as: 1062 Riverspring Drive, 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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2019.

Lori A. Wozny

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lori A. Wozny** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 30th day of April, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022