Karen Johnson Davidson County
Batch# 229263 DEEDWARR
05/13/2019 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $647.13
20190513-0044837

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0864

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2019

Notary Public

Commission Expires: 1/15/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Haley Nicole Smith and Bryan Keith Smith 8441 Callabee Way H10 Antioch, TN 37013	F&M Bank ISAOA/ATIMA 2081 Wilma Rudolph Blvd Clarksville, TN 37041	181-02-0A-136.00-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, WE,

Edward Wieslander and Dianna Carol Wieslander, husband and wife, Sarah Ann Darling and James Blyth Muriel, as tenants in common with right of survivorship

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

Haley Nicole Smith and Bryan Keith Smith, wife and husband

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 Unit No. H-10 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2, and E3 of said Master Deed.

Being the same property conveyed to Edward Wieslander and Dianna Carol Wieslander, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070927-0115520 Register's Office for Davidson County, Tennessee, dated September 25, 2007 and recorded on September 27, 2007. Further Being the same property conveyed to Edward Wieslander and Dianna Carol Wieslander, husband and wife, Sarah Ann Darling and James Blyth Muriel, as tenants in common with right of survivorship by Quitclaim deed from Edward Wieslander and Dianna Carol Wieslander, husband and wife of record in Instrument No. 20181115-0112658 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 15, 2018.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8441 Callabee Way H10, Antioch, TN 37013

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 10th day of May, 2019.

James Blyth Muriel

Sarah Ann Darling

Sarah Ann Darling

By Attorney in Fact.
James Blyth Muriel, Attorney-In-Fact

Edward Wieslander

Edward Wieslander

By Attorney in Fact.
James Blyth Muriel, Attorney-In-Fact

Dianna Carol Wieslander

Dianna Carol Wieslander

By Attorney in Fact.
James Blyth Muriel, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 10th day of May, 2019.

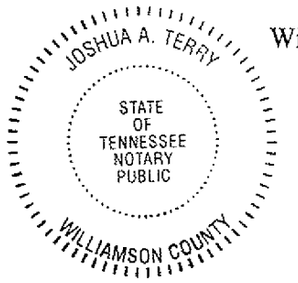
JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 1/13/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **James Blyth Muriel as Attorney in Fact for Sarah Ann Darling**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Sarah Ann Darling, for the purposes therein contained.



Witness my hand and official seal at Brentwood, Tennessee this 10th day of May, 2019.

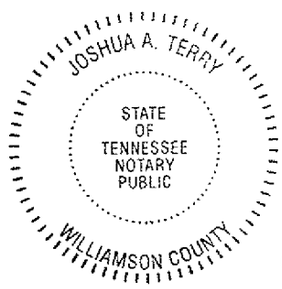
Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **James Blyth Muriel as Attorney in Fact for Edward Wieslander**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Edward Wieslander, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of May, 2019.



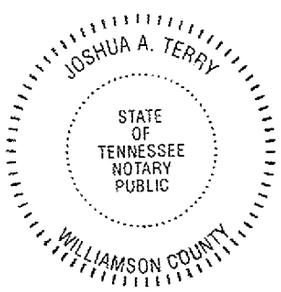
Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **James Blyth Muriel as Attorney in Fact for Dianna Carol Wieslander**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Dianna Carol Wieslander, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of May, 2019.



Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY