


My Comm. Expires

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2019.

Notary Public

My commission expires: 3-2-2021

p)

Karen Johnson Davidson County
Batch# 229502 DEEDWARR
05/14/2019 10:26:32 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20190514-0045166

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Amanda M. Smolik | Residential Wholesale Mortgage | 075-12-0A-056.00-CO |
| 5109 Greer Station Dr. | 11234 El Camino Real, Ste 100 | |
| Hermitage, TN 37076 | San Diego, CA 91230 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Daniel L. Eberhardt, unmarried**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Amanda M. Smolik, an unmarried woman**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Revised Section One, Greer Meadows at Cedar Creek, of record in Plat Book 7900, Page 115, 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 Daniel L. Eberhardt, unmarried by Warranty Deed from Diane J. Powell and husband, Harry R. Powell, of record in Instrument No. 20140627-0056341, Register's Office for Davidson County, Tennessee, dated June 11, 2014 and recorded on June 27, 2014.

Being also known as 5109 Greer Station Dr., Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of May, 2019.

Daniel L. Eberhardt

**STATE OF TENNESSEE**
**COUNTY OF** Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Daniel L. Eberhardt, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

SolomonParks File No. 19-000102-529

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**PLEASE RETURN TO:**

**WARRANTY TITLE INSURANCE CO**

**120 ANDERSON LANE**

**HENDERSONVILLE, TN 37075**

SP 11/2015