eturn to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

Karen Johnson Davidson County
Batch# 229993 DEEDWARR
05/15/2019 08:27:25 AM 3 pgs
Fees: $18.00 Taxes: $627.15

20190515-0045566

#1339

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
ALLEN TOMLIN AND WIFE, TAMMY TOMLIN	(NEW OWNERS)	Map 075-09-0-Parcel 038.00
209 BONNAFIELD DRIVE		
HERMITAGE, TN 37076		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **BRAD SMOTHERMAN, UNMARRIED,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ALLEN TOMLIN AND WIFE, TAMMY TOMLIN,** (The "Grantees"), **their** heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHBIIT "B"

Being the same property conveyed to Brad Smotherman by quitclaim deed from Andrew Ramos, unmarried of record in Instrument No. 20160624-0064598 **, said Register's Office.**

This is the same legal used in previous deeds of record.

THIS IS NOT THE PERSONAL, PRIMARY, OR MARITAL RESIDENCE OF GRANTOR, HIS SPOUSE AND/OR ANY DEPENDENTS.

This conveyance is subject to the following:

1. **2016 Taxes, a lien now yet due and payable.**
2. **Deed of Trust of record in Instrument No. 20131018-0109173, said Register's Office.**
3. **Any and all matters appearing of record in Book 3300, page 10, said Register's Office.**

This is improved property commonly known as **209 Bonnafield Drive, Hermitage, TN 37076.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $169,500.00.

Affiant

Subscribed and sworn to before me this 6 day of June, 2016.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6 day of June, 2016.

BRAD SMOTHERMAN

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRAD SMOTHERMAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 6 day of June, 2016.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 593 on the Plan of Section Six, Hermitage Hills, of record in Book 3300, page 10, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Tract II:

Land in Davidson County, Tennessee, and further described as follows:

BEGINNING at a point, said point being the Southeast corner of Lot No. 593, Section Six, Hermitage Hills Subdivision, of record in Book 3300, page 10, said Register's Office, said point beginning also being the Northwest corner of Tract 1, described above; thence along the East boundary line of above mentioned Lot No. 593, North 4 deg. 12 min. East 68.45 feet to a point, said point being the Northeast corner of Lot No. 593; thence South 86 deg. 8 min. East 16.0 feet to a point; thence South 4 deg. 12 min. West 67.43 feet to a point; thence North 89 deg. 47 min. West, 16.04 feet to the point of beginning and containing .025 acres, more or less.