MAI-1904545-(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J. WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy Dwayne Smith and Elizabeth W. Smith	Timothy Dwayne Smith and Elizabeth W. Smith	075 12 0B 038.00
(NAME)	(NAME)	
965 Waynewood Lane	1505 Eastover Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 232156 DEEDWARR
05/20/2019 11:30:30 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20190520-0047271

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Debora L. Margrave, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Dwayne Smith and Elizabeth W. Smith**, 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:

Being all of Lot No. 80 on the plan of Phase Two, Section 2 Brookside Woods, a Planned Unit Development, as shown on plat of record filed in Plat Book 9700, Page 398 as corrected in Book 11346, Page 460, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Debora L. Margrave, a married woman by Warranty Deed from Matthew T. Ream, and Amber F. Ream, husband and wife dated July 22, 2016 and recorded July 25, 2016 as Instrument No. 20160725-0076298, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 965 Waynewood Lane, Hermitage, TN 37076

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

File Number: MAI-1904545FC

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of May, 2019

Debora L. Margrave

STATE OF Tennessee

County OF DAVIDSON

I, J. Wayne Thomas, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Debora L. Margrave, a married woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ~~17th~~ 16th of May, 2019.

Notary Public

My Commission Expires: November 8, 2021

(SEAL)

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Nu

My Commission Expires: 7/22/2022

Notary Seal (if on paper)