THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190419934

Karen Johnson Davidson County
Batch# 232450 **DEEDWARR**
05/21/2019 09:00:51 AM 2 pgs
Fees: $13.00 Taxes: $1,631.70

20190521-0047691

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $441,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2019.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Smith and Lori Smith 7016 Stone Run Drive Nashville TN 37211	~~New Owner~~ Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	Tax Parcel ID No. 180030A13100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Elizabeth Hendel and Dustin Alan Hendel, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Smith and Lori Smith, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 88 on the Plan of Stone Creek Park, Section 4, a Planned Unit Development of record in Plat Books 9700, Page 266, as amended in Instrument No. 20010619-0064557 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashley Elizabeth Hendel and Dustin Alan Hendel, wife and husband by Warranty Deed from Ismael Mussa Rozh, a married man, recorded on the 28th day of April, 2014 in Instrument No. 20140428-0035565, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STONE CREEK PARK, SECTION 4, as recorded in Plat Book 9700, Page(s) 266, amended in Instrument No. 20010619-0064557.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 365 amended Instrument Nos. 20010719-0076875 and 20020722-0087705.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10953, Page 804 (Section 1A).

Easement recorded in Book 6219, Page 199.

This is improved property located at 7016 Stone Run Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2019.

Ashley Elizabeth Hendel

Dustin Alan Hendel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Elizabeth Hendel and Dustin Alan Hendel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021