WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO:
OW CORP

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,900.00

Alice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF MAY, 2019.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
George Todd Smith and Grace Sutherland Smith	NEW OWNER	180 03 0A 051.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 232509 DEEDWARR 05/21/2019 09:41:43 AM 2 pgs Fees: $13.00 Taxes: $1,794.13
6956 Stone Run Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190521-0047777

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, WE, **Timothy J. Thomas and Michelle L. Thomas, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Grace Sutherland Smith and George Todd 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 Lot No. 22 on the Plan of Section 2-A of Stone Creek Park of record in Book 9700, page 669, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John H. Ehlman and spouse, Joann Ehlman by Warranty Deed from Jeffrey W. Bridges and spouse, Lisa H. Bridges dated December 1, 2006 and recorded December 5, 2006 as Instrument No. 20061205-0150019, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Timothy J. Thomas and Michelle L. Thomas, husband and wife by Warranty Deed from John H. Ehlman and Joann D. Ehlman, husband and wife dated August 28, 2017 and recorded August 29, 2017 as Instrument No. 20170829-0088809, 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.

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unimproved ☐
This is improved ☒ property, known as 6956 Stone Run Dr., Nashville, TN 37211

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 17th day of May, 2019

Timothy J. Thomas

Michelle L. Thomas

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Timothy J. Thomas and Michelle L. Thomas, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-1902358SSO