Karen Johnson Davidson County
Batch# 233039 DEEDWARR
05/22/2019 08:49:19 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20190522-0048245

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $455,000.00.

Affiant

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

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ski Enterprises, LLC 3370 N Hayden Rd, Ste 123-524 Scottsdale, AZ 85251	New Owner	092-04-0 159.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY SMITH AND TANA DUNLAP-SMITH A/K/A TANA DUNLAP, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SKI ENTERPRISES, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Part of Lot No. 86, on the Plan of Thomas Harding's Addition of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tana Dunlap by deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation, dated 07/17/2001, of record in Instrument No. 20020123-0009015, said Register's Office.

The said Tana Dunlap having since married Anthony Smith. Tana Dunlap is now known as Tana Dunlap-Smith. Anthony Smith joins in this conveyance to convey any interest that he may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 1206 Ireland St., Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 20th day of May, 2019.

Anthony Smith

Tana Dunlap-Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned. a Notary Public in and for said county and state, Anthony Smith and Tana Dunlap-Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2019.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY