Karen Johnson Davidson County
Batch# 234355 DEEDWARR
05/24/2019 09:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,868.50
20190524-0049299

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34730-04-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $505,000.00. Affiant Subscribed and sworn to before me this 22th day of May, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Sara Beth Schwab 838 Brook Hollow Road Nashville, TN 37205	**Send Tax Bills To:** Churchill Mortgage 761 Old Hickory Blvd #400 Brentwood TN 37027	**Tax Information:** Map and Parcel No.: 102 12 0 031 00

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, **William Gerald Smith**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Beth Schwab,** single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 838 Brook Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 22nd day of May, 2019.

William Gerald Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Gerald Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2019.



Notary Public

My Commission Expires:

5-5-2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Horton Heights, Section A, as of record in Plat Book 2133, page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry Edward Smith by deed dated January 26, 2015 from Diane S. Lance and husband Robert F. Lance of record in Instrument No. 20150126-0007321, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 18, 2016 of record in Instrument No. 20160229-0019054, Register's Office for Davidson County, Tennessee, Terry Edward Smith conveyed subject property to William Gerald Smith.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.
2. All matters appearing on the Plan of record as Book 2133, page 71, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

