Karen Johnson Davidson County
Batch# 238282 DEEDWARR
06/04/2019 09:28:18 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20190604-0052989

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is grea
this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 17th day of May 2019.

Notary Public
My commission expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Address of New Owners
Joshua J. Smith
And Ellenor M. Smith
4824 Manassas Dr
Brentwood, TN 37027

Send Tax Bills to:
NEW OWNER

Tax Information
171-03-0A-069.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin E. Day and wife, Patricia W. Day,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua J. Smith and Ellenor M. Smith, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Section Two, Fredericksburg, of record in Book 7900, page 509 and Book 7900, page 640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Edwin E. Day and wife, Patricia W. Day, by Warranty Deed from Radnor Homes, Inc. dated March 10, 1995 of record in Book 9620, page 273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to any and all matters of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4824 Manassas Dr, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 17th day of May, 2019.

Edwin E. Day

Patricia W. Day

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edwin E. Day and Patricia W. Day,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of May, 2019.

Notary Public

My Commission expires: 9/5/2021

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2019046215