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

CRT File No. 190520695

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $228,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 240194 DEEDWARR
06/07/2019 09:15:45 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20190607-0054536

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hayes Neiland 3717 Fairview Drive Nashville TN 37218	New Owner	Tax Parcel ID No. 069 04 0 050.00

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, **Robert Alanzia Smith and Kimberly Ann Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hayes Neiland, a single man**, ("Grantees"), its 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 the Westerly 10 feet of Lot 22 and Lot 23 of Block EE, on the Plan of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot 23 and the Westerly 10 feet of Lot 22 adjoin and front together 85 feet on the Southerly side of Fairview Drive and run back between parallel lines 175 feet to a deadline in the rear measuring 85 feet thereon.

Being the same property conveyed by Warranty Deed from James W. Hill and Brenda G. Hill, husband and wife to Robert Alanzia Smith and Kimberly Ann Smith, husband and wife as recorded on the 4th day of April, 2018 in Instrument No. 20180404-0031751 and Installment Deed from T. C. Jones and E. R. Rutherford to James W. Hill and wife, Brenda G. Hill as recorded on the 4th day of November, 1974 in Deed Book 4865, Page 455, 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 FAIRVIEW SUBDIVISION, as recorded in Plat Book 1130, Page(s) 54.

Easement for Storm/Sanitary Sewers, recorded in Book 5749, Page 212.

This is improved property located at 3717 Fairview Drive Nashville TN 37218

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 30th day of May, 2019.

Robert Alanzia Smith

Kimberly Ann Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Alanzia Smith and Kimberly Ann Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2019.

Notary Public

My Commission Expires: _____

