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

CRT File No. 190420288

Karen Johnson Davidson County
Batch# 245893 DEEDWARR
06/20/2019 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,340.25
20190620-0059367

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $632,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2019.

Notary Public
My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David R. Smith and Pamela W. Smith 601 Ward Circle Old Hickory TN 37138	Citizens Bank, N.A. 6100 Tower Circle, Ste 600 Franklin, TN 37067	Tax Parcel ID No. 064-03-0B-012.00 CO

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, **Dennis D. George, Trustee of the Dennis D. George Living Trust, established by the Revocable Trust Agreement of Dennis D. George, dated September 25, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David R. Smith and Pamela W. Smith, husband and wife**, ("Grantees"), their 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 Lot(s) 307, as shown on the map entitled Phase One Section 2 Revised Plat of Brandywine Pointe (a planned unit development), of record in Plat Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DENNIS D. GEORGE, by deed from WYMA P. HORNBUCKLE, of record in Instrument No. 20030218-0021008, dated February 14, 2003, said Register's Office.

DENNIS D. GEORGE conveyed his interest to DENNIS D. GEORGE, TRUSTEE OF THE DENNIS D. GEORGE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DENNIS D. GEORGE DATED SEPTEMBER 25, 2013, by deed of record in Instrument No. 20131002-0103617, dated September 25, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 064-03-0B-012.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 172, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8120 page 170, Book 8120, page 188, amended in Book 8671, page 484, Book 9010, page 627 and Book 10721, page 835, said Register's Office.

Ground Lease of record in Book 9128, page 615, said Register's Office.

Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108 page 555, said Register's Office.

This is improved property located at 601 Ward Circle Old Hickory TN 37138

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 ~~14th~~ 13 day of June, 2019.

The Dennis D. George Living Trust, established by the Revocable Trust Agreement of Dennis D. George, dated September 25, 2013

Dennis D. George, Trustee

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ MANATEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis D. George, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Dennis D. George Living Trust, established by the Revocable Trust Agreement of Dennis D. George, dated September 25, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~14th~~ 13th day of June, 2019.

Notary Public

My Commission Expires: 10-3-20

ROBERT BARROVITZ
Notary Public - State of Florida
Commission # FF 988761
My Comm. Expires Oct 3, 2020
Bonded through National Notary Assn.

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY