NEW OWNER:
LORI TOMLINSON
1273 CEDAR GROVE ROAD
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0779

Map & Parcel: 136070053.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 247765 **DEEDWARR**
06/24/2019 03:00:10 PM 3 pgs
Fees: $18.00 Taxes: $674.51

20190624-0060945

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Two Thousand Three Hundred and 00/100 Dollars ($182,300.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RYAN BARRETT SMITH and wife, CHRISTINE MULHOLLAND SMITH** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **LORI TOMLINSON**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 71, on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, Page 56, 57, 58, Register's Office for said County, to which plan reference is here made for a more complete description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to RYAN BARRETT SMITH and wife, CHRISTINE MULHOLLAND SMITH by Warranty Deed from Michael J. Smith, unmarried, and Donna L. Dworak, unmarried, dated February 20, 2012, and of record in Instrument No. 20120223-0015900, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **124 TIMBER RIDGE DRIVE, NASHVILLE , TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4175, Page 56, 57, and 58, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be paid by Grantee.

WITNESS OUR SIGNATURE hereto this 20th day of June, 2019.

Ryan Barrett Smith
RYAN BARRETT SMITH

Christine Mulholland Smith
CHRISTINE MULHOLLAND SMITH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RYAN BARRETT SMITH and CHRISTINE MULHOLLAND SMITH**, 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 office this 20th day of June, 2019.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$182,300.00** .

Lori Tomlison
AFFIANT

Sworn to and subscribed to before me this 20th day of June, 2019.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY