THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 249045 DEEDWARR
06/26/2019 11:56:23 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20190626-0061950

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kenneth Smithmier and Mary Ellen Smithmier 5028 Stillwood Drive Nashville, TN 37220	Renasant Bank 2001 Park Place N #150 Birmingham, AL 35203	146-11-0-103

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DouglasTyler Pate, single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Kenneth Smithmier and Mary Ellen Smithmier**, **husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 166, as shown on the map entitled Section One Revised Crieve Hall Estates, of record in Plat Book 1835, pages 122, 123 & 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglas Tyler Page, single man, by Warranty Deed from Cater Hamric and Lindsay Hamric, husband and wife, of record on June 20, 2016, at Instrument No. 20160620-0062678, Davidson County Register of Deeds.

This is property commonly known as 5028 Stillwood Drive Nashville, TN 37220.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 14 **day of June, 2019**:

Douglas Tyler Pate

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 **Douglas Tyler Pate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of June, 2019.

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$405,000.00**:

PATTI ROBITAILLE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF June, 2019.

Notary Public

My Commission Expires: _____