WARRANTY DEED

Karen Johnson Davidson County
Batch# 265033 **DEEDWARR**
08/01/2019 09:00:11 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20190801-0075818

Y-BR-19-3139-101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) COUNTY OF SUMNER

My Comm. Expires June 22, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Goff and Hannah Neese	**Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage**	
(NAME)	(NAME)	**104-02-1H-004.00-CO**
3139 Long Blvd #101	**1201 Peachtree St NE, Ste 2050**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Atlanta, GA 30361**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLIOT B. SMITH AND TONIA SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN GOFF AND HANNAH NEESE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A-4, Longview Place Condominiums, a Horizontal Property Regime, as Established by Declaration of Record in Instrument 20110124-0006321 amended at Instrument No. 20111215-0097734, in the Register's Office, Davidson County, Tennesse, to Which Master Deed Reference is Hereby Made for a more Particular Description of Said Unit.

Being the same property conveyed to Elliot B. Smith by Warranty deed from 3139 Long Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20120110-0002453 Register's Office for Davidson County, Tennessee, dated January 09, 2012 and recorded on January 10, 2012.

Elliot B. Smith having since married. Tonia Smith joins in to convey any marital interest she may have in subject property.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Covenants, Conditions and Restrictions of record in Instrument No. 20110124-0006321 as amended in Instrument No. 20111215-0097734, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3139 Long Blvd #101, Nashville, Tennessee 37203**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 31st DAY OF JULY, 2019.

Elliot B. Smith by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record simultaneously herewith in Instrument No. 20190801 · 0075816 **Register's Office for Davidson County, Tennessee.**

Tonia Smith by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record simultaneously herewith in Instrument No. 20190801 · 0075817 **Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELLIOT B. SMITH AND TONIA SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said ELLIOT B. SMITH AND TONIA SMITH.

Witness my hand and official seal, this the 31st of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212