Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1613

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ CUC DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

SUBSCRIBED AND SWORN TO BEFO
THIS 31st day of July, 2019

Carmen Coats
Notary Public

Commission Expires: _____

Karen Johnson Davidson County
Batch# 265322 DEEDWARR
08/01/2019 03:20:25 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20190801-0076225

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cheyenne Smith and Amy L. Smith 633 Lischey Avenue Nashville, TN 37207	Pinnacle Bank 150 3rd Ave South Ste 1000 Nashville, TN 37201	082-07-0-373.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carol E. Roberts, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cheyenne Smith and Amy L. Smith, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Village Manor of record in Plat Book 3300, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol E. Roberts, unmarried by Warranty deed from Timothy R. Bozza and wife, Veronica Bozza of record in Instrument No. 20090116-0004244 Register's Office for Davidson County, Tennessee, dated January 15, 2009 and recorded on January 16, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 633 Lischey Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of July, 2019.

Carol E. Roberts

By: Gretchen Fitzsimmons, Attorney in Fact
Gretchen Fitzsimmons, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Gretchen Fitzsimmons as Attorney in Fact for Carol E. Roberts,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed and as the free act and deed of the said Carol E. Roberts, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2019.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

