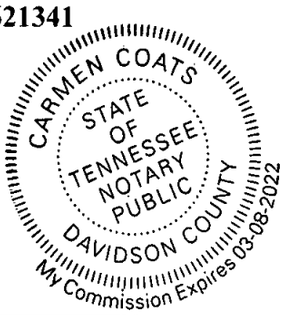
| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190621341**<br> | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.<br><br>Brent D Miller<br>~~Affiant~~<br><br>Subscribed and sworn to before me, this 31st day of July, 2019.<br><br>Carmen Coats<br>Notary Public<br>My Commission Expires: _____ |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Patrick William Chinnery and<br>Rebeca Theresa Bell<br>527 Stevenson Street<br>Nashville TN 37209 | Send Tax Bills To:<br>~~New Owner~~ CMC<br>CITIZEN'S BANK<br>6100 TOWER CIRCLE #600<br>FRANKLIN, TN 37067 | Tax Information:<br>Tax Parcel ID No.<br>091-09-0-160.00 |

**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, **Siobhan Smith, unmarried, Michael H. Smith and Dineen Smith, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick William Chinnery and Rebeca Theresa Bell**, ("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 part of Lot s Nos. 18 and 19, on the map entitled B. F. Cockrill Farm, of record in Book 161, page 135, Register's Office for Davidson County, Tennessee, being the southerly 20 feet of Lot No. 3 and the northerly 32 feet front and 29.6 feet rear of Lot No. 4 on the plan of W. P. Evans' resubdivision of parts of Lots 18 and 19 of the B. F. Cockrill Farm, not of record, and described according to a survey made by E. R. Southgate, Surveyor, May 2, 1942, as follows:

Beginning on the westerly margin of Nail Avenue at a point 72 feet north of an unnamed Street; thence with the westerly margin of said Avenue northwardly 52 feet to a point 20 feet north of the corner of Lots Nos. 3 and 4; thence westwardly 175 feet; thence southwardly 49.6 feet to a point 69.6 feet north of the northerly margin of said unnamed street; thence eastwardly 175 feet to the beginning.

Being the same property conveyed to SIOBHAN SMITH, AN UNMARRIED WOMAN AND MICHAEL H. SMITH AND DINEEN SMITH, HUSBAND AND WIFE, by deed from KRISTI DUKE, UNMARRIED, of record as Instrument No. 20160119-0005256, dated January 15, 2016, 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. 091-09-0-160.00.

Matters shown on the Plan of record in Book 161, page 135, said Register's Office.

This is improved property located at 527 Stevenson Street Nashville TN 37209

Karen Johnson Davidson County
Batch# 265338 DEEDWARR
08/01/2019 03:37:02 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00



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**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 31st day of July, 2019.

Siobhan Smith by Michael H. Smith, her Attorney-in-Fact

Michael H. Smith

Dineen Smith

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Siobhan and that he is authorized by Siobhan Smith to execute this instrument on her behalf.

WITNESS my hand and official seal, this 31st day of July, 2019.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dineen Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 31st day of July, 2019.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021