WARRANTY DEED

Karen Johnson Davidson County
Batch# 266374 DEEDWARR
08/05/2019 07:25:48 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190805-0076904

B-SR-19-2320

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
The Matthew P. Smith 2018 Separate Property Trust, dated December 16, 2018	**New Owner**	
(NAME) **1968 Park Crest Drive**	(NAME)	**104-16-0C-111.00-CO**
(ADDRESS) **Cardiff, CA 92007**	(ADDRESS)	
(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, **MARIA F. PINO, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW P. SMITH AND MELISSA D. SMITH, CO-TRUSTEES OF THE MATTHEW P. SMITH 2018 SEPARATE PROPERTY TRUST, DATED DECEMBER 16, 2018,** 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 No. 2320 on the Plan of Ravenswood Court of record in Plat Book 6250, pages 98 and 99, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Ravenswood Condominiums, a horizontal property regime established by Master Deed of record in Book 6363, page 906, amended in Book 8224, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria F. Pino by Warranty Deed from Sally M. Thompson, married of record in Instrument No. 20030602-0074786 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 02, 2003.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 99, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Ravenswood Condominiumsof record in Book 6363, Page 906, as amended in Book 8224, Page 549, Register's Office for Davidson County, Tennessee.
- Charter of Ravenwood Homeowner's Association, Inc. of record in Book 6610, Page 730, in the Register's Office for Davidson County, Tennessee.
- Rental Contract of record in Book 9958, Page 409, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2320 18th Avenue South, Nashville, Tennessee 37212**.

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.

Maria F. Pino by John Gleaves,
Attorney in Fact

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 MARIA F. PINO, and who acknowledged he/she/they executed the same as the free act and deed of the said MARIA F. PINO.

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

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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