WARRANTY DEED

Karen Johnson Davidson County
Batch# 267350 DEEDWARR
08/06/2019 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,026.01
20190806-0077970

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: May 9, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Chadwick Smith	First Bank	
(NAME) 409 Neill Ave.	(NAME) 3500 Blue Lake Dr. #325	082-12-0-060.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KRISTIN MARTINEZ**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM CHADWICK SMITH, UNMARRIED MAN**, 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 being located in Davidson, County, Tennessee, being Lot No. 1 shown on the Plan of Re-subdivision of Lot Nos. 181, 182 and part of 180, of the Neill S. Brown Subdivision, said Plan of Re-subdivision being of record in Book 4350, Page 154 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument set in the Easterly margin of Neill Avenue, said monument being the common corner of Lot. Nos. 1 and 2; thence with the common boundary lines of said Lot Nos. 1 and 2 North 82 degrees 44' East 100.52 feet to a point, and North 47 degrees 02' East 58.53 feet to a point in the Westerly margin of an unnamed alley; thence with the margin of said alley North 7 degrees 16' East 21.28 feet to a concrete monument marking the beginning of a curve to the left or Northwest at the Southwesterly corner of the intersection of said alley and Marina Street; thence with said curve to the left or Northwest 23.51 feet to a concrete monument in the Southerly margin of Marina Street, at the end of said curve; thence with the said Southerly margin of Marina Street North 82 degrees 36' West 119.09 feet to a concrete monument at the beginning of a curve to the left or Southwest, at the Southeasterly corner of Marina Street and Neill Avenue; thence with said curve to the left or Southwest 39.18 feet to a concrete monument at the end of said curve in the Easterly margin of Neill Avenue; thence with said margin of Neill Avenue South 7 degrees 16' West 43.00 feet to the point of beginning.

Being the same property conveyed to Kristin Martinez, unmarried by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, recorded on the 22nd day of December, 2008 in Instrument No. 20081222-0121749, in the Register's Office of Davidson County, Tennessee. Kristin Martinez died intestate on March 3, 2018. Chern Valerio is her sole Heir at law pursuant to Affidavit of Heirship of record in Instrument No. 201908060077968 and Instrument No. 201908060077969, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 409 Neill Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 2nd day of August, 2019

CHERN VALERIO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chern Valerio, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2022

Notary Public

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019

Notary's Seal (If on paper)