Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1783

Karen Johnson Davidson County
Batch# 272843 **DEEDWARR**
08/16/2019 03:11:54 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20190816-0082432

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of August, 2019

Notary Public

Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brittney T. Griffith and Patrick J. Griffith 417 Greenway Glen Way Nashville, TN 37209	Same	103-06-0-231.00

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/WE,

William Joseph Smith, II and wife, Patricia S. Smith

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

Brittney T. Griffith and Patrick J. Griffith, wife and husband

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. 22 on the Plan of Brookside Court of record in Plat Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 70 feet on the Easterly side of Knob Road and runs back 219.74 feet on the Northerly line and 219.23 feet on the Southerly line to a line in the rear which measures 70 feet.

Being the same property conveyed to William Joseph Smith, II and wife, Patricia S. Smith by Warranty deed from Nelson C. Andrews and wife, Sue Andrews of record in Book 5223, page 385, Register's Office for Davidson County, Tennessee, dated November 15, 1977 and recorded on November 17, 1977.

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: 5523 Knob Road, Nashville, TN 37209

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-AVE-19-5523

Dated this the 14th day of August, 2019.

William Joseph Smith II by Patricia S. Smith attorney-in-fact
William Joseph Smith, II by Patricia S. Smith, as Attorney in Fact

Patricia S. Smith
Patricia S. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia S. Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fairview, Tennessee this 14th day of August, 2019.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/31/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Patricia S. Smith,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **William Joseph Smith, II** and acknowledged that she/he executed the same as the free act and deed of the said **William Joseph Smith, II,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20190816-0082431, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Fairview, Tennessee this 14th day of August, 2019.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/31/21

(Notary Seal)