Karen Johnson Davidson County
Batch# 276039 DEEDWARR
08/23/2019 01:46:58 PM 4 pgs
Fees: $23.00 Taxes: $1,853.70

20190823-0085081

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $501,000.00. Lori McKinney Affiant Subscribed and sworn to before me, this 23rd day of August, 2019. Notary Public My Commission Expires:

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2020

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Elizabeth Merritt Dingess 101 Haverford Drive Nashville, TN 37205	SunTrust Bank 1001 Semmes Ave RVW 5024 Richmond VA 23221	130-01-0-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW SMITH AND WIFE, AMANDA SMITH, F/K/A AMANDA WARSTLER**, hereinafter called the Grantors, have bargained and

sold, and by these presents do transfer and convey unto **ELIZABETH MERRITT DINGESS,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35, as shown on the map entitled West Meade Farms Section 3, of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Smith, unmarried, and Amanda Warstler, unmarried, as tenants in common with rights of survivorship, by deed from Jonathan M. Kolokowski and Eliza Kolakowski, husband and wife, of record in Instrument No. 20170801-0077656, dated July 28, 2017, said Register's Office.

Matthew Smith and Amanda Warstler having since married, the said Amanda Warstler is now known as Amanda Smith.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1835, page 4, said Register's Office.

This is improved property known as: **101 Haverford Drive, Nashville, TN 37205.**

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, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

{Signature Page to Follow}

WITNESS my hand this 23rd day of August, 2019.

Matthew Smith

Amanda Smith

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

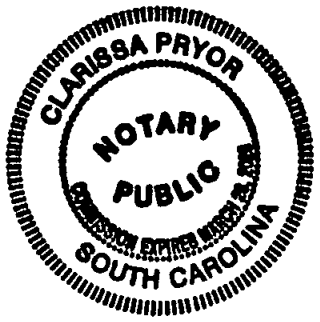
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Smith and Amanda Smith, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of August, 2019.

(Seal)

Notary Public

My Commission Expires: March 26, 2028



GSRM LAW

GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TN 37201
M 615.244.4994
F 615.256.6339
W GSRM.COM

Positive Proof Identification
And
Notary Signature Affidavit

State of South Carolina

County of Charleston

Notary Public please complete the following:

Notary's Name: Clarissa Pryor
(please print)

Address: 530 Johnnie Dodds Blvd

City, State, Zip: Mt. Pleasant SC 29464

Phone: (843) 884-0504

I, the above described Notary Public, hereby certify that I have checked the identification of those parties who have signed before me and I have attached copies of their driver(s) license(s) or other picture identification. I have verified them to be the same parties as those described in the instruments acknowledged by me. Attached to this Affidavit are copies of said picture identification(s).

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of August, 2019.

Notary Public

Clarissa Pryor
Print Name of Notary

My Commission Expires: March 26, 2019
My Commission Number is: — (if applicable)

CLARISSA PRYOR NOTARY PUBLIC SOUTH CAROLINA

******* Notary: Please make a copy of the signor's driver's license(s), passport(s), state issued ID card, or military ID card and return with documents.********