Karen Johnson Davidson County
Batch# 277358 DEEDWARR
08/28/2019 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190828-0086917

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/22/21
(AFFIX SEAL)

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lee M. Smith 520 Welton Court Nashville, TN 37221	Highlands Residential Mortgage, LTD 12001 N Central Expy. Ste 750 Dallas, TX 75243	141-15-0D-152.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KLM Wilson Properties, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lee M. Smith and Jeana D. Smith, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 152 on the plan of Sheffield on the Harpeth. Phase III-C of record in plat Book 7900, Page 591, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to KLM Wilson Properties, LLC by Warranty Deed from Kevin A. Beitter and Krista L. Beitter, dated 08/09/2013, and recorded 08/15/2013 of record in Instrument No. 20130815-0085737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 520 Welton Court, Nashville, TN 37221

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/our hand(s) this the _____ day of August, 2019.

KLM Wilson Properties, LLC

BY: Whitney Danner Wilson, Member
Whitney Danner Wilson, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Whitney Danner Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of KLM Wilson Properties, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained be signing for KLM Wilson Properties, LLC, as Member.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

LEE E. CRANFORD · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019