WARRANTY DEED

Karen Johnson Davidson County
Batch# 278271 DEEDWARR
09/03/2019 09:32:00 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20190903-0088228

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day August 2019..

Notary Public

MY COMMISSION EXPIRES: 12/12/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terrence L. Smith	New Owner	172-14-0- B-237.00CO
(NAME)	(NAME)	
5213 Ravens Glen		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Robert Bulach, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Terrence L. Smith and Pamela D. Smith,** hereinafter called the GRANTEE(S), his/her/their 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. 166, on the Subdivision Plat of Winfield Park, a Cluster Lot Development, Phase 2, Section 2, of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee, Tennessee, reference to which is hereby made for a more complete description.
Being the same property conveyed to Susanne R. Thombs by Warranty Deed dated 07/30/2004 from Franklin Heritage Homes, L.L.C. of record in Instrument 200408100096699, Register's Office for Davidson County, Tennessee.
The said Susanne Reynolds Thombs died testate on August 23, 2017 devising subject property to Susan Thombs Starr and Charles R. Thombs, II as evidenced by the Last Will and Testament of Susanne Reynolds Thombs filed under Docket No. 17P1566, in the Probate Court Clerk's Office for Davidson County, Tennessee.
Further being the same property conveyed to Robert Bulach, unmarried by Warranty Deed dated 04/30/2018 from Susan Thombs Starr and Charles R. Thombs, II, devisees under the Last Will and Testament of Susanne Reynolds Thombs, deceased of record in Instrument 201805020041780, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters as set forth per plat of record in Instrument 200304220052787, Declaration of Covenants, Conditions and Restrictions of record in Book 11113, Page 691, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200012110122000, as amended of record in Instrument 200205200061426, Easement of record in Book 11628, Page 204, Register's Office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5213 Ravens Glen, Nashville, TN 37211

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the _____day August 2019.

Robert Bulach

Robert Bulach

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Bulach, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of August 2019.

SWIGGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public:
My Commission Expires: 7/9/22

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129