WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/15/2021

Karen Johnson Davidson County
Batch# 280758 DEEDWARR
09/05/2019 08:16:30 AM 2 pgs
Fees: $13.00 Taxes: $895.40
20190905-0089518

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1264KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
William Wells and Melissa Wells	New Owner	
1245 Maritime Port		164 08 0B 050.00
Antioch, TN 37013		

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,

STEPHANIE M. WEBB, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM WELLS AND MELISSA WELLS, HUSBAND AND WIFE

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:

Lot 13, Section Two, Lakewalk, as shown on plat of record in Instrument No. 20060209-0016039, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephanie M. Webb, an unmarried person, by Warranty Deed from Karen E. Langdon, married, of record in Instrument No. 20110620-0046941, in the Register's Office of Davidson County, Tennessee, dated June 15, 2011 and recorded June 20, 2011.

Lee Smith joins in executing this deed, conveying any marital interest he may have in said property. Stephanie M. Webb is now known as Stephanie M. Smith.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. **County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.**

2. **Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.**

3. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Lakewalk, as recorded in Instrument No. 20060209-0016039.**

4. **Declaration of Covenants, Conditions and Restrictions recorded in 20050127-0010145.**

5. **Easement for Transmission Line, recorded in Book 4425, Page 575.**

6. **Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040209-0015320.**

7. **Conveyance of the Common Area recorded in Instrument No. 20060907-0110530.**

This is improved property known as 1245 Maritime Port, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 29th day of August, 2019.

Lee Smith

Stephanie M. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LEE SMITH AND STEPHANIE M. SMITH, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Antioch, Tennessee, this 29th day of August, 2019.

Notary Public

My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires