Karen Johnson Davidson County
Batch# 281746 DEEDWARR
09/06/2019 09:07:22 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190906-0090027

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 11/14/24

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Steve Smith and Leah Smith	New Owner	016-00-0-070
(NAME) 5484 Lickton Pike	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

ROBERT MARK ALESSIO AND JEFFERY SCOTT ALESSIO,

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

TIMOTHY STEVE SMITH AND LEAH SMITH, 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:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Lickton Pike, said beginning point being 60 feet northeast of Barry's Southeast corner and being the southwest corner of the property herein reserved and being in the line of the property conveyed to Robert R. Galbreath and wife; thence North 42 degrees west 796.0 feet more or less to a point; thence North 61 degrees 45' east 138.3 feet to a point; thence south 39 degrees 30' east 92.0 feet to a point; thence north 61 degrees 45' east 423.00 feet to a point, thence south 22 degrees 30' east 593.0 feet to a point; thence south 1 degree 05' west 366.9 feet to the point of beginning, containing 7.1 acres more or less according to a survey by Gary Cummings, Surveyor, on August 10, 1967.

Being the same property conveyed to Robert Mark Alessio and Jeffery Scott Alessio by Deed dated April 26, 2016 from Jeffery Scott Alessio and Robert Mark Alessio, Co-Executors of the Estate of Robert E. Alessio, Deceased, recorded July 5, 2016, in Instrument Number 20160705-0068136, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #15851

This *Improved* property is commonly known as: 5476 Lickton Pike, Goodlettsville, TN 37072

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 4th day of September, 2019

Robert Mark Alessio

Robert Mark Alessio

Jeffery Scott Alessio

Jeffery Scott Alessio

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of September, 2019, before me personally appeared Robert Mark Alessio and Jeffery Scott Alessio, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of September, 2019.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #15851