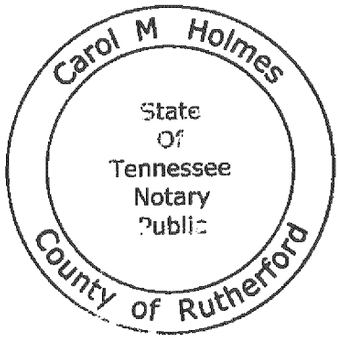
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00.



Affiant

Subscribed and sworn to before me, this 3rd day of September, 2019.

Notary Public
My commission expires: 3/31/20

02-1908-50745

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Susan Smith 316 Ash Grove Drive Nashville TN 37211	Same	162-05-0-159.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stacia Lael Rigney Watkins and Richard C. Watkins, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Susan Smith and Ernest Hayes Smith, Sr., wife and husband,** hereinafter called the Grantees, their successors and 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. 54, on the Plan of Section 2-A, Hickory Valley Subdivision, of record in Book 4300, Page 111, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stacia Lael Rigney Watkins and husband, Richard C. Watkins by deed from Barbara F. Gray, a unmarried woman, dated March 15, 2005, recorded March 16, 2005, of record in Instrument No. 20050316-0028836, Register's Office for Davidson County, Tennessee. Stacia Lael Rigney Watkins and Richard C. Watkins were divorced by Final Decree of Divorce entered in the Thrid Circuit Court for Davidson County, Tennessee, on July 31, 2019, in case number 19D730.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **316 Ash Grove Drive, Nashville, TN 37211.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 282151 DEEDWARR
09/06/2019 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190906-0090195

WITNESS my hand this 3rd day of September, 2019.

Stacia Lael Rigney Watkins

Richard C. Watkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stacia Lael Rigney Watkins and Richard C. Watkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 3rd day of September, 2019.

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 07/24/2023

True Copy Certification

I, Carol M. Holmes, 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.

Carol M Holmes

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, 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: 11/03/2020

