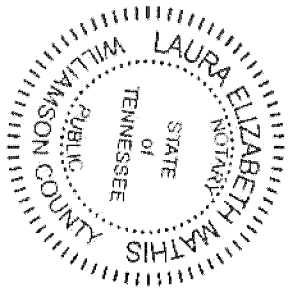
Karen Johnson Davidson County
Batch# 284409 DEEDWARR
09/11/2019 02:50:30 PM 2 pgs
Fees: $13.00 Taxes: $1,107.41
20190911-0092079

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,300.00

Dawn D Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF SEPTEMBER, 2019.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jessica Marie Smith and Jason Wesley Smith	Citizens Bank, N.A.	148 05 0 096.00
(NAME)	(NAME)	
344 Dade Drive	1 Citizens Plaza	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Providence, RI 02903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Angela M. Jones and husband, Lawrence J. Jones**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jessica Marie Smith and Jason Wesley Smith, wife and husband**, 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 Davidson County, Tennessee, being Lot No. 83 on the Plan of Section I, Haywood Acres, as of record in Book 2900, Page 17, Register's Office for said county.

Said Lot No. 83 fronts 109.94 feet on the north side of Dade Drive and runs back 279.5 feet on the west line and 306.6 feet on the east line to a dead line in the rear on which it measures 133.3 feet.

Being the same property conveyed to Angela M. Jones and husband, Lawrence J. Jones by Warranty Deed from James Boggus and wife, Nannie Boggus dated October 12, 2006 and recorded October 17, 2006 as Instrument No. 20061017-0128632, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 344 Dade Drive, Nashville, TN 37211

File Number: FRN-1908430BSO

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 our hands this 6th day of September, 2019.

Angela M. Jones

Angela M. Jones

Lawrence J. Jones

Lawrence J. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Angela M. Jones and husband, Lawrence J. Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of September, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: FRN-1908430BSO