STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater or this transfer is $159,500.00.

Affiant

Subscribed and sworn to before me this 25th day of September, 2019.

Notary Public
My Commission Expires: 1-24-22
File No. G19-5506

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 291590 DEEDWARRSP
09/26/2019 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $590.15
20190926-0097933

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimberly Smith and Robert Smith (NAME)	SAME AS NEW OWNER (NAME)	059-14-0-188
4151 Brick Church Pk (STREET ADDRESS)	" (STREET ADDRESS)	
Whites Creek TN 37189 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Linda Fykes, unmarried** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Kimberly Smith and Robert Smith, wife and husband** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, Page 85, Register's Office for said County.

Said Lot No. 138 fronts 72.0 feet on the Northerly side of Crouch Drive and extends back 110.00 feet on the Westerly line 101.8 feet on the Easterly line to a dead line, which is a broken line measuring 98.6 feet thereon.

Being the same property conveyed to Linda Fykes, unmarried by Deed dated October 19, 2001, recorded October 31, 2001, in Instrument Number 20011031-0118530, in the Register's Office of Davidson County, Tennessee. See Order Approving Contract for Sale of Property in Case No. 19P-765, Seventh Circuit Court for Davidson County, Tennessee, Probate Division by Conservator Therese Casler, per order dated June 25, 2019.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 3829, Page 720 and Book 3840, Page 404, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 3814 Crouch Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 25th day of September, 2019.

Therese Casler conservator for Linda Fykes

Therese Casler Conservator for Linda Fykes

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Therese Casler Conservator for Linda Fykes , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of September, 2019.

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY