This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5032

Karen Johnson Davidson County
Batch# 294540 DEEDWARR
10/02/2019 09:23:28 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20191002-0100425

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Judy S. Wells State of Tennessee Notary Public Williamson County

Subscribed and sworn to before me, this the 30th day of September, 2019

Notary Public
My Commission Expires: 6/22/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Liam Nathaniel Smith 3102 Harlin Drive Nashville, TN 37211	~~Same as New Owner~~ ~~XXXXXXXXXXXXXX~~ ~~Legacy Home Loans~~ 4004 Hillsboro Pike Ste 216B Nashville, TN 37215	119-13-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Andrea K. Holman, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Liam Smith, a single man**, hereinafter called the Grantee(s), his/her/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. 28 on the Plan of An addition to and a revision of Lots Nos. 93, 94, 95, 96, 97 of the H. G. McNabb Subdivision of record in Plat Book 1130, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Andrea K. Holman, unmarried, and Stephanie N. Schoer, unmarried, as joint tenants with right of survivorship by Warranty deed from Travis C. Wade, married of record in Instrument No. 20150506-0041293 Register's Office for Davidson County, Tennessee, dated May 04, 2015 and recorded on May 06, 2015. Being the same property conveyed to Andrea K. Holman by Quitclaim deed from Stephanie N. Schoer, unmarried of record in Instrument No. 20151027-0109420 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 27, 2015 Being also known as 3102 Harlin Drive Nashville, Tennessee 37211.

This is ☒ improved or ☐ unimproved property located at: **3102 Harlin Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2019.

GRANTOR:

Andrea K. Holman

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrea K. Holman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY