WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 19-5167

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Nashville, TN. 37203
1704 Charlotte Avenue, #105
Midtown Title, LLC
WHEN RECORDED RETURN TO

Karen Johnson Davidson County
Batch# 295428 DEEDWARR
10/03/2019 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20191003-0101196

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35033-08-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2019. Notary Public My Commission Expires:

CHRISTOPHER BUCKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: 6016 Ashland Dr, LLC ~~6016 Ashland Drive~~ Nashville, TN ~~37215~~ 37205	**Send Tax Bills To:** *NewOwner 4525 Harding Pk.,#251	**Tax Information:** Map and Parcel No.: 144 15 0 063 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Smithing and wife, Joleyn Smithing** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **6016 Ashland Dr, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6016 Ashland Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 30th day of September, 2019.

Steven Smithing

Joleyn Smithing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Smithing and Joleyn Smithing, 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, at office, this 30th day of September, 2019.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 432 on the Plan of Hillsboro Park, Sec.4, of record in Book 2331, page 142, Register's Office for said County.

Said Lot No. 432 fronts 203 feet on the southerly side of Ashland Drive and runs back between lines, 173.7 feet on the easterly side and 285 feet on the westerly side, to a line at the rear on which it measxures 228.9 feet.

Being the same property conveyed to Steven Smithing and wife, Joleyn Smithing by deed dated July 31, 2001 from James Todd Robinson and wife, Sandra G. Robinson of record in Instrument No. 20010802-0082660, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 144 15 0 063 00.
2. Restrictive Covenants contained in an instrument of record in Book 2435, page 237, made applicable in Book 2596, page 123, amended in Book 2603, page 440, Book 3836, page 620, Book 4169, page 719, and Book 4207, page 397, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 142, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

