Karen Johnson Davidson County
Batch# 297291 DEEDWARR
10/07/2019 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20191007-0102562

#35018

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60708
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brady Seals 147 Richards Glen Drive Franklin, TN 37067	NEW OWNER 147 Richards Glen Dr. Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 16800012500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$90,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claude W. Smith and wife, Linda H. Smith,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Brady Seals** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Claude W. Smith Subdivision, of record in Inst No. 20190320-0025451, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Together with and subject to easements of record in Book 10482, page 439, said Register's Office.

Being the same property conveyed to Claude W. Smith and wife, Linda H. Smith, by Warranty Deed from Wilfred E. Haselton and wife, Suzanne H. Haselton, dated June 5, 1997 and recorded on June 5, 1997, of record n Book 10482, page 439, Register's Office for Davidson County, Tennessee, and being he same property conveyed to Claude W. Smith and wife, Linda H. Smith, by Quitclaim Deed dated March 22, 2018, recorded March 23, 2018, of record in Inst. No. 20180323-0027396, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 20190320-0025451, said Register's Office; Restrictions of record in Book 10482, page 439, said Register's Office, which instrument includes the following note: "After the road is completed, maintenance of said road shall be the responsibility of the landowner whose land it passes through"; A 50 foot ingress-egress and utility easement as set forth in Book 10482, page 439, said Register's Office; A non-exclusive waterline easement running through the property to the north line of an existing 50 foot ingress-egress and utility easement as set forth in the deed of record in Book 10482, page 439, said Register's Office; Agreement for Dedication of Private Water Service Line Easement of record in Inst. No. 20030115-0006026, said Register's Office; Restrictions and notes s set forth on the plan of record in Inst. No. 20190320-0025451, said Register's Office

This is unimproved property, known as 8942 Hester Beasley Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of September, 2019.

Claude W. Smith **Linda H. Smith**

State of Tennessee

County of Davidson

On this 27th day of September, 2019, before me the undersigned authority, personally appeared Claude W. Smith and Linda H. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $90,000.00.

Affiant

Sworn and subscribed before me this 1 day of October, 2019.

My Commission Expires: KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

