Karen Johnson Davidson County
Batch# 304174 DEEDWARR
10/22/2019 12:52:30 PM 2 pgs
Fees: $13.00 Taxes: $806.60
20191022-0108233

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $218,000.00.

Affiant

Subscribed and sworn before me this the 17th day of October, 2019.

Notary Public
My commission expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donna L. Wilcox 207 Shadow Glen Dr. Nashville, TN 37211	NEW OWNER	161-16-0A 063.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW D. SMITH, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DONNA L. WILCOX, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 63 on the plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, as corrected in 20040317-0030572 and Instrument No. 20040720-0086706, and as amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew D. Smith, an unmarried man, by deed from Joel Patrick Walker, married, and Joel S. Walker and Julie A. Walker, husband and wife, dated 06/02/2015, of record in Instrument No. 20150605-0053027, said Register's Office.

The said Matthew D. Smith never made this property his marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 207 Shadow Glen Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17 day of October, 2019.

Matthew D. Smith

STATE OF Georgia
COUNTY OF Clarke

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew D. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of October, 2019.

My commission expires: 8-7-20

Notary Public

BRIAN RUBIO
NOTARY
Comm. Exp.
GEORGIA
Aug. 7, 2020
PUBLIC
CLARKE COUNTY, GA

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.

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
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

MDS