(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 321269 DEEDWARR
11/27/2019 10:05:43 AM 2 pgs
Fees: $13.00 Taxes: $1,211.75

20191127-0122766

MST 2019-1798 (Seller Only)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2019

Notary Public – Gary N. Westbrook

MY COMMISSION EXPIRES: 4/6/2021 (AFFIX SEAL)

GARY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron W. Smith	Guaranteed Rate Affinity, LLC	147-10-0-097.00
(NAME)	(NAME)	
605 Durrett Drive	4044 N. Lincoln, #318	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chicago, IL 60618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gary William Kinder and Stacie Clemmons Kinder, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron W. Smith, a single man** HEREINAFTER CALLED THE GRANTEES, 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. 27 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 81 feet on the Southwesterly side of Durrett Drive and runs back between lines measuring 221.5 feet on the Northwesterly line and 199 feet on the Southeasterly line to a dead line in the rear measuring 81.9 feet thereon.

Being the same property conveyed to Gary William Kinder and Stacie Clemmons Kinder, Husband and Wife by Warranty Deed from Urban Gate Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20190802-0076345 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 02, 2019.

Subject to: Property taxes have been prorated and paid at closing for current year with the Grantee has assuming future payments, Subject to all matters shown on the Plan of record in Plat Book 2331, Page 82, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee.

This property, known as 605 Durrett Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 22 DAY OF Nov., 2019.

Gary William Kinder

Gary William Kinder

Stacie Clemmons Kinder

Stacie Clemmons Kinder

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Gary William Kinder and Stacie Clemmons Kinder, husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of November, 2019.

Notary Public

My commission expires: 5-30-21

(SEAL)

