Karen Johnson Davidson County
Batch# 323147 DEEDWARR
12/02/2019 02:07:06 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20191202-0123766

Warranty Deed

Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this the 15th day of November, 2019. Notary Public My commission expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott J. Heminway Rebecca R. Heminway	New Owner	103-03-0-111.00
5005 Idaho Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ROBERT SMITH AND CAROLINE SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT J. HEMINWAY AND REBECCA R. HEMINWAY, HUSBAND AND WIFE**, 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 part of Block 25 on the Realty Savings Bank and Trust Company' s Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Idaho Avenue at a point 110.0 feet West of the Southwest corner of said Avenue and 50th Avenue, North, formerly 9th Street; thence with the Southerly margin of said Avenue Westwardly 50.0 feet; thence at right angles Southerly 150.0 feet to the Northerly margin of an alley; thence with said alley Easterly 50.0 feet; thence at right angles Northerly 150.0 feet to the beginning.

Being the same property conveyed to Stephen T. Ticaric and wife, Sally A. Ticaric by Warranty deed from C. Gregory Stewart, unmarried of record in Instrument No. 20100629-0050814 Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on June 29, 2010.

Being the same property conveyed to Robert Smith and Caroline Smith, husband and wife by Warranty deed from Stephen T. Ticaric and wife, Sally A. Ticaric of record in Instrument No. 20190717-0070095 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 17, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5005 Idaho Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of November, 2019.

Robert Smith

Caroline Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Smith and Caroline Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021