WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$234,900.00.**

Affiant

Subscribed and sworn to before me this 26th day of November, 2019

Notary Public
My Commission expires: 9-18-23
(Affix Seal)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 325550 DEEDWARR
12/05/2019 10:38:30 AM 2 pgs
Fees: $13.00 Taxes: $869.13
20191205-0125623

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Isla Marie Lake	New Owner	091-13-0-291.0
6014 Obrien Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Smashville Properties, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Isla Marie Lake, unmarried and Thomas Glenn Dodson, Jr., unmarried, as Tenants in Common with Right of Survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Smashville Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated July 19, 2019, from City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20190716-0069591, Register's Office for Deviation County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 in the estimated amount of $1,239.13 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 091 13 0 291.00.
- Subject to all matters as shown on the Plan of record in Plat Book 332, page 127, Register's Office Davidson County, Tennessee.
- Included but expressly excluded from this conveyance is property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, of record in Book 3407, Page 369, Register's Office for Davidson County, Tennessee.
- Also included but expressly excluded from this conveyance s property conveyed to the State of Tennessee of record in Instrument Number 20020110-0003702, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6014 Obrien Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 26, 2019.

Smashville Properties, LLC

Brian E Elfst, Managing Member

By Brian E. Elfstrom, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brian E. Elfstrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Smashville Properties, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 6/14/2028

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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.

Penny Y. Ray

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)