Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-2150TN

Karen Johnson Davidson County
Batch# 325692 DEEDWARR
12/05/2019 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20191205-0125803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 469,900.00.

Mary Abigail Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of November, 2019.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Benjamin Schwartzman and Jessica Schwartzman 420 Alden Court Nashville, TN 37209	SAME AS NEW OWNER	103-06-0-249.00

WARRANTY DEED

FOR AND IN 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, **Mary Abigail Smith and Reed C. Smith, wife and husband,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Schwartzman and Jessica Schwartzman, husband and wife,** 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:

Property known as 420 Alden Court Nashville, TN 37209, County of Davidson

Being Lot No. 4 on the Plan of Resubdivision Reserved Parcel "A" Brookside Courts Addition No. 2 of record in Plat Book 5210, Page 190, 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 Mary Abigail Smith and Reed C. Smith, wife and husband, by Quitclaim Deed from Mary A. Vonachen nka Mary Abigail Smith, dated 07/31/2017 and recorded 08/14/2017 in Instrument No. 20170814-0082997, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Mary A. Vonachen, single woman, by Warranty Deed from Julia H. McCall, single woman, dated 02/05/2017 and recorded 02/09/2017 in Instrument No. 20170209-0013544, said Register's Office.

Tax Map and Parcel ID is as follows: 103-06-0-249.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record. including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 420 Alden Court, Nashville, TN 37209

LTE File No.: 19-2150TN

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 unemcumbered, 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 hand this 25th day of November, 2019.

Mary Abigail Smith

Mary Abigail Smith

Reed C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2019, before me personally appeared **Mary Abigail Smith and Reed C. Smith**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 25th day of November, 2019.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public

Commission Expiration: 4-17-2023

LTE File No.: 19-2150TN

True Copy Certification

I, **Lisa Virden**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

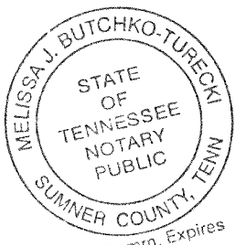
Lisa Virden

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Lisa Virden,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

My Commission Expires:



SEAL