THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
610 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 337095 DEEDWARR
01/02/2020 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20200102-0000120

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Robert C. Smith and Caroline E. Parks 6956 Sunnywood Drive Nashville, TN 37211	New Owner	173-09-0A-156.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Graeme S. Young and Kerri Anne Frazee, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert C. Smith and Caroline E. Parks**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 200 on the Plan of Section TWO, Lenox Village II, of record at Instrument number 20030203—0014134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Graeme S. Young, unmarried, by Warranty Deed from Melanie D. Wimberley (n/k/a Melanie D. Culbreath) and Daniel Culbreath, wife and husband, of record on July 18, 2015, at Instrument No. 20150710-0067206, Davidson County Register of Deed.s Further being the same property conveyed to Graeme S. Young and Kerri Anne Frazee, husband and wife, by Quitclaim Deed from Graeme S. young, married, of record on April 6, 2016, at Instrument No. 20160406-0033179, Davidson County Register of Deeds.

This property is commonly known as 6956 Sunnywood Drive, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 30TH **day of December, 2019:**

Graeme S. Young

Kerri Anne Frazee

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Graeme S. Young** and **Kerri Anne Frazee,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2019:

Notary Public

My Commission Expires: 31st August 2021

CYNTHIA ANN SEAFELDT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 31, 2021

STATE OF WASHINGTON

COUNTY OF KING

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$309,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30th DAY OF December, 2019:

Notary Public

My Commission Expires: 31st August 2021

CYNTHIA ANN SEAFELDT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 31, 2021

True Copy Certification

I, **Jennifer Pennell**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022