Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200124335

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $595,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 352158 DEEDWARR
02/03/2020 11:38:46 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20200203-0012119

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Smith and Michele Smith 1707 Eastland Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083-06-0-240.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles D. Moody and Kirsten W. C. Moody, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Smith and Michele Smith, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being 5.0 feet off of the East side of Lot No. 3 and all of Lot No. 4 in Olivia W. Sharpe's Addition to Nashville, a plan of which is of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 3 and Lot No. 4 together front 55.0 feet on the North side of Eastland Avenue and run back Northwardly between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Charles D. Moody and Kirsten W. C. Moody, husband and wife by Warranty deed from Christine King, unmarried of record in Instrument No. 20160115-0004322 Register's Office for Davidson County, Tennessee, dated January 13, 2016 and recorded on January 15, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 17, Register's Office for Davidson County, Tennessee.

Easement for Storm Drainage Ditch of record in Book 3504, Page 396, in the Register's Office for Davidson County, Tennessee.

Easement for Storm Sewers of record in Book 1449, Page 49, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1707 Eastland Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2020.

Charles D. Moody

Kirsten W. C. Moody

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles D. Moody and Kirsten W. C. Moody, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2020.

Notary Public
My Commission Expires: Apr. 1 08, 2022

JOSUE MARTINEZ JR
Notary Public, State of Texas
Comm. Expires 04-08-2022
Notary ID 12977732-0