WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-MP-20-315

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MP Home Solutions Pro, Inc. **Discover TN Home Offers, LLC**	**New Owner**	
(NAME) **6339 Charlotte Pike, Ste. 575**	(NAME)	**043-06-0-090.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY J. SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MP HOME SOLUTIONS PRO, INC. AND DISCOVER TN HOME OFFERS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 60 feet of Lot No. 43 on the unrecorded Plan of Tract No. 14 Anderson Estates, which survey of Anderson Tract is of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and described according to a survey made by Harvey Gee, as follows:

Beginning at a point in the west margin of Nix Drive, at the corner of Lots 43 and 44; thence with the line between said lots, westerly 175 feet to the east line of Lot 53, thence with the line between Lots 43 and 53, southerly 60 feet to a point; thence easterly 175 feet to the west margin of Nix Drive; thence with the margin of the same, northerly 60 feet to the point of beginning.

Being the same property conveyed to Bobby J. Smith, unmarried by Warranty Deed from Jacqueline Smith, unmarried, of record in Instrument No. 20130906-0094299, Register's Office for Davidson County, Tennessee, dated September 05, 2013 and recorded on September 06, 2013.

This conveyance is subject to:
- 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 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Matters shown on the unrecorded Plan of Anderson Estates Tract No. 14.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 Nix Dr., Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 373764 **DEEDWARR**
03/17/2020 02:54:13 PM 2 pgs
Fees: $13.00 Taxes: $259.00

20200317-0029632

Witness my/our hand(s) this the 13th DAY OF MARCH, 2020.

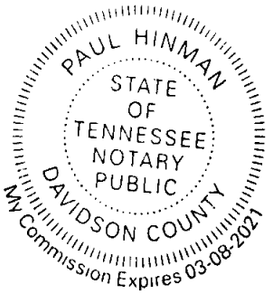
Bobby J. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212