WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 352,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2020.

Notary Public
COMMISSION EXPIRES: _____

MAKEYSHA SORRENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jan 26, 2021

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 391134 DEEDWARR
04/24/2020 11:12:30 AM 2 pgs
Fees: $13.00 Taxes: $1,304.25
20200424-0043214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip B. Nelson Rena Wynona Nelson	New Owner	097-02-0-A52-50-0CO
(NAME)	(NAME)	
1957 Stonewater Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kathy Beaty Smith and Clyde Smith, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip B. Nelson and Rena Wynona Nelson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 525 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 6C of record in Plat at Instrument No. 20160129-0008909, Surveyors Certificate of Correction in Instrument No. 20160310-0022987, 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 Kathy Beaty Smith and Clyde Smith, wife and husband by Deed dated August 3, 2017 from Nawrass Aldabbagh, a single man, recorded August 7, 2017, in Instrument Number 201708070080744, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1957 Stonewater Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37076 (Postal Zip)

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. successors 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 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 GRANTEES, their heirs, 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 20 day of April, 2020.

Kathy Beaty Smith
Kathy Beaty Smith

Clyde Smith
Clyde Smith a/k/a Clyde Hoyt Smith
By Kathy Anne Smith a/k/a Kathy Beaty Smith, attorney in fact

Clyde Smith a/k/a Clyde Hoyt Smith
By Kathy Anne Smith a/k/a Kathy Beaty Smith attorney in fact

State of Florida

County of Columbia

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kathy Beaty Smith, a/k/a Kathy Anne Smith**, and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named **Clyde Smith, a/k/a Clyde Hoyt Smith**, being authorized to act on behalf of said person, she executed the foregoing instrument as **her** free act and for the purposes therein contained.

WITNESS my hand and seal this 20 day of April, 2020.

Commission Expires: 9-27-21

Notary Seal

GEORGE MORSE
Notary Public – State of Florida
Commission # GG 110914
My Comm. Expires Sep 27, 2021
Bonded through National Notary Assn.

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY