Karen Johnson Davidson County
Batch# 412164 DEEDWARR
06/09/2020 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200609-0058747

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Broward

2020-387

WARRANTY DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

(Affiant)

Monica Giraldo
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG973637
Expires 3/26/2024

Sworn to and subscribed before me this 26 day of May, 2020

Notary Public

My commission expires: 03-26-2024

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Rueben Dockery and Shanita Coleman-Dockery (NAME)	Rueben Dockery and Shanita Coleman-Dockery (NAME)	**161-07-0-072.00**
(ADDRESS) 614 Tobylynn Circle Nashville, TN 37211 (City) (State) (Zip)	(ADDRESS) 614 Tobylynn Circle Nashville, TN 37211 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Craig A. Smith and Leslie D. Kirby, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rueben Dockery and Shanita Coleman-Dockery, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 302 on the Plan of Huntington Park, Section IV, of record in Plat Book 4460, Page 75, said Register's Office, to which plan reference is hereby made for a more complete description.

Being all the same property conveyed to Leslie D. Kirby and Craig A. Smith by deed from Robert L. Waldrop and wife, Martha V. Waldrop of record in Instrument No. 20030408-0046131, said Register's Office.

Subject property also known as 614 Tobylynn Circle, Nashville, TN 37211.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Restrictive Covenants contained in instrument of record in Book 4580, page 487, said R.O., but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the day of May, 2020.

_____(SEAL)
Craig A. Smith

_____(SEAL)
Leslie D. Kirby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this day of May, 2020, before me personally appeared Craig A. Smith and Leslie D. Kirby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2020.

Notary Signature
My commission expires: 7/6/2020

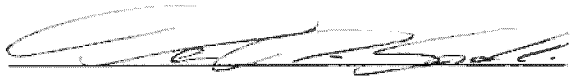
QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC

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202006090058747

True Copy Certification

I, Devan P. Spinelli, 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.

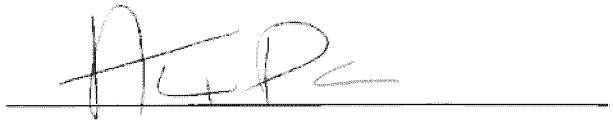


Signature

State of Florida

County of Broward

Personally appeared before me, Devan Spinelli, a notary public for this county and state, [name of person making certification] 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: 05/16/2023

Notary' Seal (if on paper)

