Karen Johnson Davidson County
Batch# 412316 DEEDWARR
06/09/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20200609-0058956

WARRANTY DEED

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-15-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $665,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-15-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-7151B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael J Smith	New Owner	103-08-0-141.00
11 Westlawn Court		
Nashville, TN 37209		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SANTIAGO TEFEL AND ANNA HANCE TEFEL F/K/A ANNA V. HANCE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL JAMES SMITH, SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 part of Lot No. 337 on the Map of Richland Realty Company's West Lawn Subdivision, of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, described according to a survey thereof made by John M. Sullivan, County Surveyor, July 23, 1954, as follows:

Beginning at a point in the Westerly margin of Mockingbird Road as established on the Plan of record in Book 547, page 171, said Register's Office, at the intersection of the North line of the right of way of the N.C. and St. L. Railroad; thence with said railroad right of way, Westerly 157.63 feet to the corner of Lots 337 and 338; thence with the line between said lots Northerly 50 feet to a point; thence Easterly 157.63 feet to the Westerly margin of Mockingbird Road; thence with the margin of the same Southerly 50 feet to the beginning.

Being the same property conveyed to Santiago Tefel and Anna V. Hance, husband and wife by Warranty deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20110406-0026738 Register's Office for Davidson County, Tennessee, dated April 05, 2011 and recorded on April 06, 2011.

Being the same property conveyed to Santiago Tefel and Anna Hance Tefel, husband and wife by Quitclaim deed from Santiago Tefel and Anna V. Hance, n/k/a Anna Hance Tefel, husband and wife of record in Instrument No. 20120223-0015936 Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 23, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 11 Westlawn Court, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my hand on the 29th day of May, 2020.

Santiago Tefel

Anna Hance Tefel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SANTIAGO TEFEL AND ANNA HANCE TEFEL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2020.

Notary Public

My Commission Expires: 12-15-2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

File #: 20-7151B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

