RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: WB200018

Karen Johnson Davidson County
Batch# 412347 DEEDWARR
06/09/2020 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20200609-0059002

WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2020.

NOTARY PUBLIC

My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn L. Boyer and Kristina Phillips 3269 Cain Harbor Drive Nashville, TN 37214	Same address as new owner	062-02-0-A-298.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Seven Thousand Five Hundred and 00/100 Dollars ($307,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WARREN LAMAR SMITH AND KAYANN ELIZABETH SMITH, A MARRIED COUPLE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KATHRYN L. BOYER, A SINGLE WOMAN, AND KRISTINA PHILLIPS, A SINGLE WOMAN,** joint tenants with right of survivorship, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of River Trace Estates, Phase 2, Section 6, as shown by plat of record in Instrument #20010605-0058138, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Warren Lamar Smith and Kayann Elizabeth Smith, a married couple, from Magdy N. Attalla and Nagla A. Attalla, husband and wife, by Warranty Deed dated June 1, 2018, and recorded June 5, 2018 in Instrument #20180605-0053716, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Magdy N. Attalla and wife, Nagla A. Attalla, from Kelly Lyn Frady, by Warranty Deed dated August 27, 2008, and recorded August 29, 2008 in Instrument #20080829-0088945, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3269 Cain Harbor, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of June, 2020.

WARREN LAMAR SMITH

KAYANN ELIZABETH SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Warren Lamar Smith and Kayann Elizabeth Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of June, 2020.

FRANK V. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 10/6/21

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)

