WARRANTY DEED

Karen Johnson Davidson County
Batch# 442487 DEEDWARR
07/22/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $662.30
20200722-0080726

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ian Reding	New owner	162120A04500CO
(NAME)	(NAME)	
1047 Brittany Park Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **E. Rose Smith, unmarried ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ian Reding, an unmarried man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Brittany Park, Phase 1B, First Revision of record in Plat Book 9700, Page 610, in the Register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to E. Rose Smith by deed of record in Instrument No. 20110914-0071268, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of E. Rose Smith by Robert Bryan Smith as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No.202007220080725 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1047 Brittany Park Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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/our hands this 17th day of July, 2020.

E. Rose Smith By: Robert Bryan Smith, her Attny in Fact.

E. Rose Smith
By: Robert Bryan Smith, her attorney in fact

State of Tennessee
County of Davidson

Before me personally appeared Robert Bryan Smith, the person who executed the foregoing instrument on behalf of E. Rose Smith, and who acknowledged that he executed the same as the free act and deed of the said E. Rose Smith, through Power of Attorney granted him by the said E. Rose Smith.

WITNESS my hand and seal this 17th day of July, 2020.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File No.: 14857

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

