Karen Johnson Davidson County
Batch# 447585 DEEDWARR
07/31/2020 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20200731-0084454

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $214,000.00.

Affiant

Subscribed and sworn to before me this 27th day of July, 2020.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

2020-439

Address of New Owner:	Send Tax Bills to:	Tax Information:
Theresa A. Smith	Bank of England	
1986 Shaylin Loop	5 Statehouse Plaza, #500	173-05-0A-089.00-CO
Antioch, TN, 37013	Little Rock, AR 72201	

WARRANTY DEED

For and in 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

Keith Smith and Jennifer Smith, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Theresa A. Smith, single woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89, said Unit being depicted on the Condominium Site Plan as Exhibit A, on the Master Deed for the plan of Barnes Crossing, Phase One, of record in Instrument No. 20050721-0084791; rerecorded in Instrument No. 20050805-0092480; amended in Instrument No. 20051114-0136938; and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Smith and Jennifer Smith, husband and wife by Warranty deed from Matty Daniels and Jared Daniels, wife and husband of record in Instrument No. 20170726-0075652 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 26, 2017.

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

This is improved property located at **1986 Shaylin Loop, Antioch, TN 37013.**

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 our hands this 27th day of July, 2020.

Keith Smith

Jennifer Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Smith and Jennifer Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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