(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728710

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $603,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2020.

Notary Public
My Commission Expires: 03-08-21

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 449493 **DEEDWARR**
08/04/2020 11:56:54 AM 2 pgs
Fees: $13.00 Taxes: $2,231.10

20200804-0086077

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trina Koa Smith and Adam Dort 1031 Mitchell Road Nashville TN 37206	Pinnacle Bank 150 3rd Ave. South Suite 1000 Nashville, TN 37201	Tax Parcel ID No. 083 08 0 199.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brett R. Carter and Virginia W. Carter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trina Koa Smith and Adam Dort, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lots No. 73 and 74 on the Plan of Rosewood Heights, Section III, of record in Plan Book 2133, Page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brett R. Carter and wife, Virginia W. Carter, by Warranty Deed from Janet V. Heilbronn, an unmarried person, of record in Instrument No. 20130703-0068802, in the Register's Office of Davidson County, Tennessee, dated June 27, 2013 and recorded on July 03, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSEWOOD HEIGHTS, SECTION III, as recorded in Plat Book 2133, Page(s) 61.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2156, Page 140.

This is improved property located at 1031 Mitchell Road Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2020.

Brett R. Carter

Virginia W. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett R. Carter and Virginia W. Carter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2020.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON