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

CRT File No. 200728982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $463,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2020.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 455329 DEEDWARR
08/12/2020 12:52:28 PM 2 pgs
Fees: $13.00 Taxes: $1,713.10
20200812-0090045

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mr. and Mrs. Smith Rentals, LLC 845 Crestridge Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 118 10 0 152.00

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, **Whitney Rhys Gorham and Jessica Donnelly Gorham, a married couple** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Mr. and Mrs. Smith Rentals, LLC, a Tennessee Limited Liability Company**, ("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 Lot No. 42, on the Plan of Pleasant Valley, of record in Plat Book 1424, Page 63, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Whitney Rhys Gorham and Jessica Donnelly Gorham, husband and wife, by Quit Claim Deed from Jessica Donnelly Gorham f/k/a Jessica Elizabeth Donnelly and Whitney Rhy Gorham, wife and husband, of record in Instrument No. 20190129-0008603, in the Register's Office of Davidson County, Tennessee, dated January 23, 2019 and recorded on January 29, 2019.

Being the same property conveyed to Jessica Elizabeth Donnelly and Whitney Rhys Gorham, by Warranty Deed from Mark A. Haden and spouse, Claire T. Haden, of record in Instrument No. 20100607-0044000, in the Register's Office of Davidson County, Tennessee, dated June 03, 2010 and recorded on June 07, 2010.

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 Pleasant Valley, as recorded in Plat Book 1424, Page(s) 63.

This is improved property located at 845 Crestridge Drive Nashville TN 37204

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 11th day of August, 2020.

Whitney Rhys Gorham

Jessica Donnelly Gorham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Whitney Rhys Gorham and Jessica Donnelly Gorham, 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 11th day of August, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021