This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-8020

Karen Johnson Davidson County
Batch# 458352 **DEEDWARR**
08/17/2020 11:53:21 AM 2 pgs
Fees: $13.00 Taxes: $1,306.10

20200817-0091991

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $353,000.00.

Affiant

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 14th day of August, 2020.

Notary Public
My Commission Expires: 9-6-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Conrad and Carly Conrad ~~2708 Fortland~~ Drive Nashville, TN 37206	Michael & Carly Conrad ~~2708 Fortland~~ Drive Nashville, TN 37206	084-11-0-214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Seth A. White and wife, Kara J. White**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Conrad and Carly Conrad, husband and wife**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 162 and the South 10 feet of Lot No. 163 on the Map of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the East Margin of Smithwood Drive, at corner of Lots 161 and 162, thence with the line between said lots, Easterly 193.7 feet to the line of Lot 164; thence with the line between Lot 162 and 164; Northwesterly 100 feet to a corner of Lot 163, thence with the line between Lot 163 and 164 Northeasterly 10 feet to a point; thence westerly, parallel to the line between Lots 162 and 163, and 10 feet North of the same 135 feet more or less to the East margin of Smithwood Drive; thence with the margin of the same, Southerly 115 feet to the point of the beginning.

Being the same property conveyed to Seth A. White and wife, Kara J. White by Warranty Deed from Leanne Tucker and husband, Andrew Tucker, dated March 11, 2009, recorded on March 23, 2009, of record in Instrument No. 20090323-0025972, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **407 Smithwood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 14th day of August, 2020.

GRANTOR:

Seth A. White

Kara J. White

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seth A. White and Kara J. White, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____