2020-460

Karen Johnson Davidson County
Batch# 466729 DEEDWARR
08/31/2020 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $4,066.30
20200831-0098432

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,099,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2020.

Notary Public

My commission expires: 5/2/22

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jared Smith and Jessica Smith	CapStar Bank	**131-01-3A-002.00-CO**
2260 Castleman Drive	2002 Richard Jones Road	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Benjamin Marion Blackmon, Jr. and Lori Potts Blackmon, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jared Smith and Jessica Smith, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "B", as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 2258 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160719-0074264, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Benjamin Marion Blackmon Jr and Lori Potts Blackmon, husband and wife by Warranty deed from Carlos Sanchez, married and Anthony Amico, married, as tenants in common of record in Instrument No. 20180509-0044403 Register's Office for Davidson County, Tennessee.

This is improved property known as **2260 Castleman Drive, Nashville, TN 37215.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of August, 2020.

Benjamin Marion Blackmon, Jr.

Lori Potts Blackmon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Benjamin Marion Blackmon, Jr. and Lori Potts Blackmon, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of August, 2020.

Notary Public
My Commission Expires: May 7, 2024

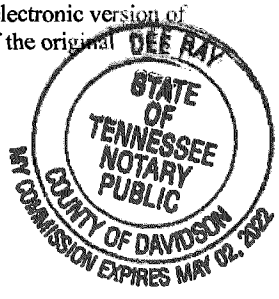
Andrew Suzore
State of Tennessee Notary Public
Davidson County

SolomonParks File No. 20-000231-524

SP 11/2015

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public