33329-5

WARRANTY DEED

Karen Johnson Davidson County
Batch# 470735 DEEDWARR
09/04/2020 09:50:39 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200904-0101167

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$330,000.00**.

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2020.

Notary Public

My commission expires: 11/8/24

(AFFIX SEAL)

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory James Smith and Lauren Paige Clanton	**F&M Bank**	**161-03-0-024.00**
5057 Cherrywood Drive	**P.O. Box 451**	
Nashville, TN 37211	**Clarksville, TN 37041**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony J. Lopez and Katie Lopez, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory James Smith and Lauren Paige Clanton, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 25 on the Plan of Whispering Hills, Section Four, of record in Plat Book 2900, Page 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Anthony J. Lopez, an unmarried man by Warranty Deed dated August 17, 2015 in the amount of $200,000.00 from Matthew Haverkamp and Stacy Haverkamp, husband and wife, of record in Instrument No. 20150818-0083054, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 2900, Page 22, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Restrictive Covenants contained in instrument of record in Book 2930, Page 75, Register's Office for Davidson County, Tennessee.**
3. **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6077, page 467, Register's Office for Davidson County, Tennessee.**
4. **Subject to the flow of a creek across the rear portion of said lot.**
5. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **5057 Cherrywood Drive, Nashville, TN 37211**

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 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 my/our hand(s) this **2nd** day of **September, 2020.**

Anthony J. Lopez

Katie Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Anthony J. Lopez and Katie Lopez,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **September, 2020.**

Notary Public

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/8/21