20-CD-641

Register Return to:
Land Title South, Inc.
3526 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

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

CRT File No. 200829441

Karen Johnson Davidson County
Batch# 473763 DEEDWARR
09/11/2020 09:53:46 AM 2 pgs
Fees: $13.00 Taxes: $1,618.75

20200911-0103655

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $437,500.00.

Leslie McCallum
Affiant

Subscribed and sworn to before me, this 9th day of September, 2020.

Notary Public
My Commission Expires: ~~October 21, 2020~~ My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sun Valley Properties, LLC. 6770 Bly Trice Road College Grove, TN 37046	New Owner	Tax Parcel ID No. 115 05 0 019.00

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, **Billy F. Smith and Mary L. Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sun Valley Properties, LLC.**, ("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. 61 on the Plan of REVISED SECTION THREE WEST MEADE HILLS, as of record in Book 3300, Page 8, ~~RegisterâC™s~~ Register's Office for said County.

Said Lot No. 61 fronts 150 feet on the East Side of Rodney Drive and runs back 242.1 feet on the North Line and 312.2 feet on the South Line, to a dead line which is a broken line, on which it measures 176.1 feet thereon.

Being the same property conveyed to Billy F. Smith and wife, Mary L. Smith, by Warranty Deed from Sarah Robinson Lewis, of record in Book 8417, Page 876, in the ~~RegisterâC™s~~ Register's Office of Davidson County, Tennessee, dated August 08, 1991 and recorded on August 09, 1991.

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 REVISED SECTION THREE WEST MEADE HILLS, as recorded in Plat Book 3300, Page(s) 8.

Easement for the flow of the waters of the UnKnown river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the UnKnown river (or creek), free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the UnKnown river (or creek).

This is improved property located at 882 Rodney Drive Nashville TN 37205

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 9th day of September, 2020.

Billy F. Smith

Mary L. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Billy F. Smith and Mary L. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024