Karen Johnson Davidson County
Batch# 484519 DEEDWARR
09/28/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,008.10
20200928-0111190

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $813,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of September, 2020.

(Affix Seal) Notary Public

My Commission Expires: 10/29/2023

AMY T. NELSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-29-2023

2020-1459-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sean C. Smith and Christina L. Smith 132 Blackburn Avenue Nashville, TN 37205	NEW OWNER	Map/Parcel 130 01 0 156.00

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, **Frank C. Herrington and Adelaide F. Herrington, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Sean C. Smith and Christina L. Smith, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 55 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank C. Herrington and Adelaide F. Herrington, husband and wife, by Warranty Deed from John C. Anderson and Jessica A. Anderson, husband and wife, dated June 20, 2014, of record in Instrument No. 20140624-0055129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 132 Blackburn Avenue, Nashville, TN 37205 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 23 day of September, 2020.

Frank C. Herrington

Adelaide F. Herrington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of September, 2020, before me personally appeared Frank C. Herrington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of September, 2020.

My Commission Expires: 4-18-21

Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of September, 2020, before me personally appeared Adelaide F. Herrington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of September, 2020.

My Commission Expires: 4-18-21

Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2021

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, LaRhonda H. Maxey, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/23/2020

LaRhonda H. Maxey

