Karen Johnson Davidson County
Batch# 488653 DEEDWARR
10/02/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20201002-0114451

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.20.23
(AFFIX SEAL)

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH20-00389

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stewart Richard Smith and Paige Tracey Smith, 5964 Hitching Post Lane Nashville, TN 37211	Broker Solutions, d/b/a/ New American Funding 14511 Myford Rd. Ste 100 Tustin, CA 92780	172-14-0-A-022.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura M. Todt-Stiefvater and Paul Stiefvater, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stewart Richard Smith and Paige Tracey Smith, husband and wife**, hereinafter called the Grantees, their successors 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. 117, on the plan of Section One, Wexford Downs, as shown by plat of record in Book 9700, Pages 308 and 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Laura M. Todt-Stiefvater and Paul Stiefvater, wife and husband by deed from Vivian Umeozulu and Robert Umeozulu, a married couple, dated April 15, 2016, recorded June 6, 2016, of record in Instrument No. 20160606-0057023, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5964 Hitching Post Lane, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of October, 2020

Laura M. Todt-Stiefvater

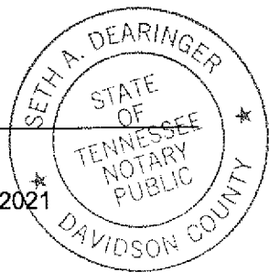
Paul Stiefvater

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of October, 2020, before me personally appeared Laura M. Todt-Stiefvater and Paul Stiefvater, 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 (or person's) free act and deed.

Notary Public
Printed Name: Seth A. Dearinger
My Commission Expires: March 8, 2021



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY