THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930363** Karen Johnson Davidson County Batch# 494615 DEEDWARR 10/14/2020 10:31:30 AM 2 pgs Fees: $13.00 Taxes: $869.50 20201014-0119277	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2020. Notary Public My Commission Expires: 11-8-2022 REGINA DELLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

WARRANTY DEED

Address New Owner: CarrieAnn Lewis 2278 Nashboro Boulevard Nashville TN 37217	Send Tax Bills To: New Owner SAME	Tax Information: Tax Parcel ID No. 135-12-0E-249.00 CO

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, **Joanna S. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CarrieAnn Lewis**, ("Grantee"), her 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 Unit No. 249, PHASE TWO, NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, as shown on plat of record in Plat Book 4660, Page 159 and as shown on amendment to the restrictions of record in Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William A. Smith, by deed from SunTrust Mortgage Inc., of record in Instrument No. 20090330-0028255 , dated March 20, 2009 , said Register's Office.

Being further conveyed to Joanna S. Smith, by deed from William A. Smith, of record in Instrument No. 20190807-0078372 , dated July 30, 2019 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 135-12-0E-249.00 CO.

Matters shown on the Plan of record in Plat Book 4660, page 159, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, page 14, Book 11703, page 520, Instrument No. 20050222-0018814, Instrument No. 20000315-0027171 and Instrument No. 20050222-0018813, said Register's Office.

Easements granted to NES in Book 4821, page 109, Book 4815, page 425, said Register's Office.

Easement for sewer of record in Book 7225, page 239, Book 8870, page 887 and Book 8870, page 932, said Register's Office.

This is improved property located at 2278 Nashboro Boulevard Nashville TN 37217

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 14th day of October, 2020.

Joanna S. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of October, 2020.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

True Copy Certification

I, John A Bell Jr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Deana L Lowjon notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

DEANA LOWJON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY