Karen Johnson Davidson County
Batch# 500203 DEEDWARR
10/22/2020 10:16:15 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20201022-0122772

WARRANTY DEED

BRANDON M SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-23-2021

BOOKER-H20480

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF October, 2020.

(Affix Seal) Notary Public

My Commission Expires: 3-23-21

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher Booker and Katherine Booker, husband and wife	Christopher Booker and Katherine Booker	132.01-0-194.00
4108 General Bate Drive	1221B Battlefield Drive	
Nashville, TN 37204	Nashville, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MELISA A. SMITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTOPHER BOOKER AND KATHERINE BOOKER, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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. 65 on the Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is
hereby made for a more complete description of the property.

Being the same property conveyed to Melisa A. Smith, unmarried by Warranty deed from Myra Gee Appleby, a widow of record in Book 10369, page 147, Register's Office for Davidson County, Tennessee, dated February 28,
1997 and recorded on March 04, 1997.

Being also known as 4108 General Bate Drive Nashville, Tennessee 37204.

( ) unimproved
This is (X) improved property known as 4108 General Bate Drive, Nashville, Tennessee 37204 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we 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 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 GRANTEE, 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 16th day of October, 2020 :

Melisa A. Smith

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named MELISA A. SMITH, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner Co., Tennessee, this 16th day of October, 2020.

Notary Public

My Commission Expires: 3.23.21

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3.23.21