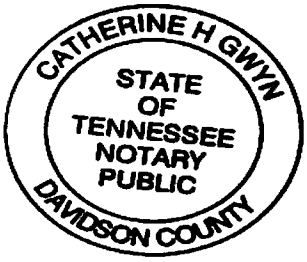
Karen Johnson Davidson County
Batch# 502997 DEEDWARR
10/29/2020 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,527.73
20201029-0125577



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $412,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of October, 2020.

NOTARY PUBLIC

My commission expires: 5-9-2024

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tracy Watts (NAME)	New Owner (NAME)	085040A43100CO
5509 Calcutta Court (ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Sara Lawler Smith and Daniel E. Smith, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tracy Watts**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 431, on the plan of REVISION TO THE FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 1 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20181217–0122497, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sara Lawler and Daniel E. Smith, wife and husband by deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, dated 03/28/2019, of record in Instrument No. 20190329-0028659, said Register's Office. Sara Lawler and Sara Lawler Smith being one in the same.

This property is __unimproved _X_improved property known as: 5509 Calcutta Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of October, 2020.

Sara Lawler Smith

Daniel E. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Lawler Smith and Daniel E. Smith, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of October, 2020.

Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Catherine H. Gwyn, 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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn, 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: 10-17-2022

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY