Karen Johnson Davidson County
Batch# 512883 DEEDWARR
11/10/2020 10:09:18 AM 2 pgs
Fees: $13.00 Taxes: $5,448.25
20201110-0132155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,472,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian C. Smith and Mary C. Smith, husband and wife 301 Galloway Drive Nashville, TN 37204	NEW OWNER	131-12-2A-002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($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, **Rodney M. Hamilton and Kimm S. Hamilton, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Brian C. Smith and Mary C. Smith, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan for Homes on Galloway Drive, a Horizontal Property Regime with Private Elements of record in at Instrument No. 201610190110704 and being shown on plat attached thereto "Exhibit B" in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description description.

Being the same property conveyed to Rodney M. Hamilton and Kimm S. Hamilton, husband and wife by Warranty Deed from DRG Properties, LLC, a Tennessee Limited Liability Company, dated 02/28/2018 and recorded 03/01/2018, of record in Instrument 201803010019218, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 301 Galloway Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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/our hand(s) this the 6th day of November, 2020.

Rodney M. Hamilton

Kimm S. Hamilton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rodney M. Hamilton and Kimm S. Hamilton with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 6th of November, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

