RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014583

WARRANTY DEED

Karen Johnson Davidson County
Batch# 515447 DEEDWARR
11/12/2020 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201112-0133576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2020.

NOTARY PUBLIC

My commission expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayley Miriah Levy 1523 Arthur Avenue Nashville, TN 37208	CapStar Bank 2002 Richard Jones Road, Ste. 300A Nashville, TNN 37215	081-12-0-252.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN L. SMITH, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HAYLEY MIRIAH LEVY, SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 24.5 feet of lot no. 352 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen L. Smith from Mark Hayes, by Warranty Deed dated 01/18/2008 and recorded 01/23/2008 in Instrument no. 20080123-0006867, Register's Office of said County. Stephen L. Smith is married to Charlene L. Smith. The said Charlene L. Smith joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 1523 Arthur Avenue, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of November, 2020.

STEPHEN L. SMITH

CHARLENE L. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephen L. Smith and Charlene L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of November, 2020.



Notary Public
My commission expires: 4-13-22

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

