WARRANTY DEED

Karen Johnson Davidson County
Batch# 523126 DEEDWARR
12/01/2020 03:18:01 PM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20201201-0139606

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MST 2020-1980

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Moore Smith	First Bank	161-04-0-036.00
(NAME)	(NAME)	
5205 Larkway Drive	318 Seaboard Ln #205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Travis House and wife, Lauren House,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Moore Smith,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 27 on the Plan of Plan of Kingswood Park of record in Plat Book 2900, Page 70, 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 Travis House and wife, Lauren House by Warranty deed from Erin N. Anderson and husband, Benjamin J. Anderson of record in Instrument No. 20150402-0028715 Register's Office for Davidson County, Tennessee, dated April 01, 2015 and recorded on April 02, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 70, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3030, Page 491 and Book 3177, Page 227, in the Register's Office for Davidson County, Tennessee.

This property, known as 5205 Larkway Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th DAY OF NOVEMBER, 2020.

Travis House by Lauren House Attorney in fact

Travis House by Lauren House my Attorney-in-Fact

Lauren House

Lauren House

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lauren House, Attorney-in-Fact for Travis House, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Travis House, as his free act and deed for the purposes therein contained, said Power of Attorney filed simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 20th day of November, 2020.

Notary Public

My Commission Expires: 7-20-2024

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lauren House, 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 office, this 20th day of November, 2020.

Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024