Karen Johnson Davidson County
Batch# 526167 DEEDWARR
12/08/2020 10:22:22 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20201208-0142235

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00

Lakin Singleton
Affiant

Subscribed and sworn to before me, this 19 day of November 2020.

Notary Public
My Commission Expires: 6·24·2023

April S. Nichols State of Tennessee Notary Public Williamson County

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Elisabeth Smith and Casey Smith 1332 Greenstone Lane Nashville, TN 37221	New Owner	Tax Parcel ID No. 126-14-0A-060.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEREDITH BILLINGS, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CASEY SMITH AND ELISABETH SMITH, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 60, as shown on the map entitled Final Plat Travis Trace Subdivision, Phase 3, of record in Instrument No. 20180906-0088451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MEREDITH BILLINGS, MARRIED, by deed from THE JONES COMPANY OF TENNESSEE, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, of record in Instrument No. 20190617-0057712, dated June 14, 2019, said Register's Office.

SETH BILLINGS, spouse of MEREDITH BILLINGS, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This is improved property commonly known as: **1332 Greenstone Lane, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2020.

MEREDITH BILLINGS

SETH BILLINGS

STATE OF Tennessee)

)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEREDITH BILLINGS AND SETH BILLINGS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of November, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public

My Commission Expires: