THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201131685

Karen Johnson Davidson County
Batch# 542774 **DEEDWARR**
12/28/2020 12:01:25 PM 2 pgs
Fees: $13.00 Taxes: $3,135.75

20201228-0153545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $547,500.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2020.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian D Smith and Margaret Sumner Smith 112 Lincoln Court Nashville TN 37205	New Owner	Tax Parcel ID No. 130-01-056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Edward Braden and wife, Sarah Katharine Braden** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brian Smith and Margaret Sumner 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 Nos. 15 & 16, Block 1, on the Plan of The Courts of Belle Meade, of record in Plat Book 547, Page 141, 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 Mark Edward Braden and wife, Sarah Katharine Braden by Warranty deed from Kevin J. Frantz and wife, Kelly R. Frantz of record in Instrument No. 20140731-0068238 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 31, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 141, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20121016-0094909 and Vacation of Declaration of Covenants, Conditions and declarations as to specific property recorded in Instrument Number 20181029-0106927, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easement to Metro for sanitary sewers and/or storm drainage of record in Book 5321, Page 422, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 5512, Page 195, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 112 Lincoln Court Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantors have executed this instrument on this 18th day of December, 2020.

Mark Edward Braden

Sarah Katharine Braden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Edward Braden and Sarah Katharine Braden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2020.

Notary Public
My Commission Expires: _____

