Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 543258 DEEDWARR
12/29/2020 12:54:03 PM 2 pgs
Fees: $13.00 Taxes: $3,311.50

20201229-0154183

39-B
File #20-1370

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Werthan and Helen Werthan, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bryan Smith and Lindsey Smith, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the South Part of Lot No. 1 on the Plan of Abrahams Subdivision of Lot No. 22 of Block "L" Whitland Realty Company's Subdivision of record in Plat Book 547, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 105 feet on the Easterly side of Wilson Boulevard and runs between lines, 141 feet on the South line and 162.4 feet on the North line to the West line of Lot No. 2 on which it measures 105 feet.

Being the same property conveyed to Michael Werthan and wife, Helen Werthan by General Warranty deed from Camp Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060207-0015043 Register's Office for Davidson County, Tennessee, dated February 03, 2006 and recorded on February 07, 2006.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 312 Wilson Blvd AKA 312 S. Wilson Blvd, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Bryan Smith
312 Wilson Boulevard
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
103-16-0-109.00

WITNESS THE EXECUTION HEREOF this 28th day of December, 2020.

Michael Werthan

Helen Werthan

State of Tennessee)
County of Davidson)

On this 28th day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Werthan and Helen Werthan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 895,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of December, 2020.

Notary Public

My Commission Expires: May 9, 2023

JENNA LYN PREBLE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023