Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21-98-VRS20519

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014957

Karen Johnson Davidson County
Batch# 569568 DEEDWARR
02/05/2021 03:03:08 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00

20210205-0017163

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2021.

NOTARY PUBLIC

My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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
Lindsay Millar and James Crowley 5119 Illinois Avenue Nashville, TN 37209	Same address as new owner	091-11-0I-002.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Thousand and 00/100 Dollars ($470,000.00), 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, **BRADLEY SMITH AND VIRGINIA SMITH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **LINDSAY MILLAR AND JAMES CROWLEY***, hereinafter called the Grantee(s), their 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 Unit No. B, together with the appurtenant interest in the common elements of 52nd Avenue North Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150821-0084862 and amended in Instrument No. 20160726-0076817, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1104 of Block 162 on the Map of Plan No. 1 West Nashville of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bradley Smith and Virginia Smith, husband and wife from L&S Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 06/29/2016 and recorded 08/01/2016 in Instrument No. 20160801-0079261, Register's Office of said County.

The address of the herein described property is believed to be 5119 Illinois Ave, Nashville, TN 37209, 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.

* both unmarried, as tenants in common with right of Survivorship

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), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of January, 2021.

Virginia Smith

VIRGINIA SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Virginia 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 29th day of January, 2021.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS MY/OUR HANDS, this the 29th day of January, 2021.

BRADLEY SMITH

STATE OF Florida
COUNTY OF Palm Beach

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

WITNESS my hand and seal, this the 29th day of January, 2021.

Notary Public

Anthony Clement
Printed Notary Name

My commission expires: 12/20/2024

ANTHONY CLEMENT
Notary Public - State of Florida
Commission # HH 073841
My Comm. Expires Dec 20, 2024