WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
EDUARDO FRAYRE JR, AN UNMARRIED MAN AND MARIBEL FRAYRE, AN UNMARRIED WOMAN, as tenants in common with rights of survivorship	First Community Mortgage, Incs	44-9-40.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 576122 **DEEDWARR** 02/23/2021 03:57:23 PM 2 pgs Fees: $13.00 Taxes: $1,036.00
814 Bettie Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	20210223-0022538
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210107

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, I/we, **Timothy D. Smith, unmarried** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **EDUARDO FRAYRE JR, AN UNMARRIED MAN AND MARIBEL FRAYRE, AN UNMARRIED WOMAN, as tenants in common with rights of survivorship**, 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. 44 on the Plan of Section Three, The Knoll, of record in Plat Book 2854, page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Being the same property conveyed to Timothy D. Smith by deed from Kaitlyn B. Davis and Joseph T. Davis, wife and husband, dated October 3, 2017, of record in Instrument No. 20171031-0111477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2854, page 110, Register's Office for said County; (b) Restrictive Covenants contained in instrument of record in Book 2595, page 523 and Book 3464, page 305, said Register's Office; and (c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9153, page 303, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 814 Bettie Drive, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of February, 2021

X Timothy D. Smith

Timothy D. Smith

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy D. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th of February, 2021

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY