WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,315.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2021.

Notary Public

COMMISSION EXPIRES:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 675337 DEEDWARR
07/12/2021 03:41:30 PM 2 pgs
Fees: $13.00 Taxes: $1,074.17
20210712-0093501

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Arlen Smith Nancy F. Smith	Same As New Owner	101-00-0-029
(NAME)	(NAME)	
6617 River View Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Karl F. Vandevender and Ann Patchett Vandevender, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Arlen Smith and Nancy F. Smith, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the W.E. Watkins Plan of Lots, as of record in Book 21, Page 98, Register's Office for Davidson County, Tennessee, being Lot No. 12 on the unrecorded plan of the Leland J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of a 40 foot private road at the southeast corner of the property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger and husband, of record in Book 2296, Page 417, said Register's Office; thence with the easterly line of said Jackson Property, northwardly 205.08 feet, more or less, to low water mark of Cumberland River; thence with said low water mark south 73 degrees east 100 feet, more or less, to the northwest corner of the property conveyed to William M. Judd and wife, by deed from Nan Bridgewater Dugger, and husband, of record in Book 2294, Page 201, said Register's Office; thence with the westerly line of said Judd property, southwardly 213.16 feet more or less, to the northerly margin of said 40 foot private road; thence with said road, westwardly I 00 feet to the beginning.

Being the same property conveyed to Ann Patchett and Karl F. VanDevender, wife and husband by Warranty Deed from Charles R. Griffith and wife, Rita F. Griffith and Bobby F. Campbell and wife, Mary E. Campbell, filed for record on August 3, 2007 in Instrument No. 20070803-0092569, Register's Office for Davidson County, Tennessee, Ann Patchett has since married and now goes by the name of Ann Patchett VanDevender.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as 6649 River View Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37209 (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, successors and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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.

Witness our hands this 9th day of July, 2021.

Karl F. Vandevender

Ann Patchett Vandevender

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Karl F. Vandevender and Ann Patchett Vandevender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 9th day of July, 2021.

Notary Public

Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 9th day of July, 2021.

Robert L. Scruggs, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 9th day of July, 2021.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023