THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138466

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $761,250.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 2022.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2022

Karen Johnson Davidson County
Batch# 793220 DEEDWARR
01/19/2022 12:47:08 PM 2 pgs
Fees: $13.00 Taxes: $2,816.63
20220119-0007382

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Smith and Rachel C. Smith 1023 Woodvale Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132-01-0-021.00

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, **Buyer Accepted, LLC, a Delaware Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Smith and Rachel C. 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 the westerly part of Lot Nos. 19 and 20 of Block 20 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for said County, described according to a survey made June 6, 1939, by S.R. Sanford, Jr., Civil Engineer, as follows: Beginning at a point on the southerly side of Woodvale Drive 223 feet 6 inches westerly from 10th Avenue South; running thence westwardly with the southerly side of said Woodvale Drive 110 feet to the northeast corner of Lot No. 18 of said Block 20; thence southwardly with the line between said lots of said Lot No. 19 and 20 and Lot No. 18, 198 feet to the southeast corner of said Lot No. 18; thence eastwardly 215 feet 7-5/8 inches; thence northwardly 167.5 feet to the beginning.

Being the same property conveyed to BUYER ACCEPTED, LLC, by deed from DAVID K. HUFFMAN and GRAEME K. HUFFMAN, HUSBAND AND WIFE, of record in Instrument No. 20211207-0162282 , dated December 3, 2021 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 132-01-0-021.00.

Matters shown on the Plan of record in Plat Book 843, page 29, said Register's Office.

This is improved property located at 1023 Woodvale Drive Nashville TN 37204

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, Grantor has executed this instrument on this 18th day of January, 2022.

Buyer Accepted, LLC

By: Caroline Isern, Authorized Agent

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Forsyth A.M.)

Before me, the undersigned, of the State and County aforesaid, personally appeared Caroline Isern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Buyer Accepted, LLC, a Delaware Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand, at office, this 14 A.M. 18th day of January, 2022.

Notary Public

My Commission Expires: 4-29-24

Andy W Morgan
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 04/29/2024