Karen Johnson Davidson County
Batch# 794819 DEEDWARR
01/25/2022 10:39:22 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220125-0008959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Steve Smith and Leah Smith	New Owner	01700000500 & 01700000600
(NAME)	(NAME)	
5484 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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,

AMY WOOD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY STEVE SMITH AND LEAH SMITH, HUSBAND AND WIFE,

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:

Tract 1: Being in the 10th Civil District of said County, beginning at a point in the middle of the Union Hill-Joelton Rd. 180 feet westerly from the middle of the Greer Rd at the intersection of the said Greer Rd and the Union Hill-Joelton Rd. Said tract of land begins at the point above described and runs with the center of the Union Hill-Joelton 105 feet in a westerly direction, and runs in a northerly direction between parallel lines 420 feet to a dead line which measures 105 feet thereon.

Tract 2: Land in the Tenth Civil District of Davidson County, Tennessee, located North of Union Hill Road and west of Greer Road, being the south part of the C.A. Benton Estate, Beginning at a spike in the center of Greer Road 26 ft south of the S.W. corner of James Dickens one acre tract, running S. 35 deg. E. 450 ft. to a spike on the south side of Union Hill and Greer Road intersection; thence S. 68 deg. 45' W. 180 ft. to the East corner of a one acre tract; thence 90 deg. Rt and running 420 ft with the East line of the one acre tract to a pin; thence 90 deg. Lt and running 105 ft with the north line of the one acre tract to a pin; thence 90 deg. Lt and running 420 ft with the west line of the one acre tract to a point in the south side of Union Hill Road; thence S. 68 deg. 45' W. 135 ft to a point on the south side of Union Hill Road; thence S. 66 deg. 30' W. 448.4 ft to a pin this pin being E.R. Benton's S.E. Corner; thence N. 10 deg. 40' W. 555 ft following E.R. Benton's east line to a pin, this pin being Elizabeth Greer's S.E. corner (pin in branch) thence S. 85 Deg. 10' E. 300 ft with Elizabeth Greer's south line to a corner fence post; thence N. 63 deg. 15' E. 392 ft. running with a wire fence to the beginning, containing 6.71 Acres, more or less, according to survey made by C.J. Carney, Surveyor, July 30th 1957.

Being the same property conveyed to Amy Wood by Deed dated September 25, 2014 from Casey Wood, recorded February 13, 2015, in Instrument Number 20150213-0013401, in the Official Records of Davidson County, Tennessee.

LT&E File #18826

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1806 Union Hill Road, Goodlettsville, TN 37072

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 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 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 my/our hand(s) this 24th day of January, 2022

Amy Wood

Amy Wood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of January, 2022, before me personally appeared Amy Wood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2022

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON