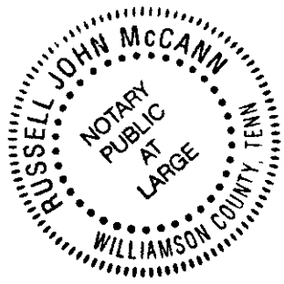
Return to:
Settlement Services of TN, LLC, 121 First Avenue S., Franklin, TN 3706

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Heidi L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 9-11-2001

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heidi L. Smith | Franklin National Bank | 176-1-54 |
| (NAME) | (NAME) | |
| 4169 Maxwell Road | 230 Public Square | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Franklin, TN , 37064 | |
| (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, W.L. Bainbridge, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heidi L. Smith, unmarried, 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:

Being Lot No. 82 on the Plan of Hickory Woods Estates, Section A of record in Plat Book 6900, Page 511 corrected by a Surveyor's Certificate of Correction to reflect a change of street name, of record in Book 7582, Page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to W.L. Bainbridge, Inc., by deed of record in Book 11533, Page 907, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of W.L. Bainbridge, Inc. by Beth Triplett pursuant to recorded Power of Attorney of record being recorded simultaneously herewith.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4169 Maxwell Road, Antioch, TN 37013
(House Number) (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 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.


Instr:200003070023326 Page: 1 OF 2
REC'D FOR REC 03/07/2000 2:16:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.50

N3217

Witness our hands this 25th day of February, 2000.

W.L. Bainbridge, Inc.

By: Beth Triplett, Atty in fact

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25th day of February, 2000 before me personally appeared Beth Triplett, the person who executed the foregoing instrument on behalf of W.L. Bainbridge, Inc., and acknowledge that she executed the same as the free act and deed of the said W.L. Bainbridge, Inc., through Power of Attorney granted her by the said W.L. Bainbridge, Inc..

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2000.

Commission expires: May 26, 2002

Victor Hazelwood

Victor Hazelwood, Notary Public