WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Marie A Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES: 12-18-00
(AFFIX SEAL)

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Instr:200003230029751 Page: 1 OF 2
REC'D FOR REC 03/23/2000 3:57:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $229.40

THIS INSTRUMENT WAS PREPARED BY
Advanatge Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie A. Dean	Right Mortgage Company	49-15-7
(NAME)	(NAME)	
3425 Tisdall Drive	106B West Hills Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Lebanon, TN 37087	
(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, Valeria A. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marie A. Dean 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:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the 12th Civil District of County of Davidson, Tennessee, being Lot NO. 7-A, Deer Meadow, Phase I Parcel 7, as of record in Book 6200, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot/

Being the same property conveyed to Valeria A. Merritt, by deed of record in Book 7555, Page 612, Register's Office for Davidson County, Tennessee. The said Valeria A. Merritt and Valeria A. Smith being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 3425 Tisdall Drive, Whites Creek, TN 37189
(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.

Witness my/our hand(s) this 10th day of March, 2000.

Valeria A. Smith

Valeria A. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valeria A. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.