Davidson County DEEDWARR
Recvd: 11/28/00 09:24 2pgs
Fees:11.00 Taxes:284.90

20001128-0116489

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Daphne Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2000.

Notary Public

MY COMMISSION EXPIRES:. 6/2/2002

(AFFIX SEAL)

WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allietta L. Jones-Mgboh	America's Wholesale Lender	108-8-87
(NAME) 3220 Trails End	(NAME) 4500 Park Granada	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Calabasas, CA 91302-1613	
(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,

JANICE SMITH AUSTELLE,

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

ALLIETTA L. JONES-MGBOH ,

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. 245-A on the Zone Lot Division of Lots No. 244, 245 & 246 on the Plan of Larchwood, Section II, of record in Plat Book 5200, page 57 as amended in Book 5800, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Paul Smith by deed from David K. Shacklett and wife, Dorinda K. Shacklett of record in Book 6775, Page 188, Register's Office for Davidson County, TN. The said Paul Smith (also known as Paul Ray Smith) having since died. Property devised to Janice Lawson Smith by the Last Will and Testament of Paul Ray Smith of record in Will Book 209, page 429, probate number 96-P1715, Probate Court, Davidson County, Tennessee.

Janice Lawson Smith, Janice L. Smith, Janice Lawson Smith Austelle, Janice L. Smith Austelle, and Janice Smith Austelle are one in the same person.

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.

unimproved ☐

This is improved ☒ property, known as 3220 Trails End, Nashville, TN 37214
(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 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 20th day of November, 2000.

Janice Smith Austelle

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Smith Austelle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 20th day of November, 2000

Commission expires: 6/12/2002

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public