WARRANTY DEED

Allison Title Co.
116 Wilson Pike Cir. Ste 206
Brentwood, TN 37027

return to

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER 2000.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.

(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude C. Smith Jr.	Countrywide Home Loans, Inc.	143-02-0-A/026.00CO
(NAME)	(NAME)	
701 Hickory Trace Place	718 Thompson Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37204	
(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,

Diane P. Stannard

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

Claude C. Smith, Jr., a married man

, 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:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Harpeth Trace Estates, Phase Three, of record in Book 5200, Pages 752 and 753, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diane P. Stannard, a single person, by Warranty Deed from Perry W. Moskovitz Company, Inc., dated March 18,1986, and filed for record in Book 6808, page 703, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/20/00 11:17 2pgs
Fees:11.00 Taxes:1091.50
20001220-0124691

unimproved ☐

This is improved ☒ property, known as 701 Hickory Trace, Nashville, TN 37221

(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 15th day of December, 2000.

Diane P. Stannard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 12/15/2000, before me personally appeared Diane P. Stannard to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of December, 2000.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs

Judith C. Jacobs Notary Public