Book 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Teresa Certo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002~~ 2-18-01
(AFFIX SEAL)

KIMBERLY R. PARRIED NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 02/14/01 10:39 2pgs
Fees:11.00 Taxes:333.00
20010214-0014195

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Certo	**OWNER**	**147-14-41**
(NAME)	(NAME)	
~~587 Highcrest Drive~~ →	5860 CANE RIDGE RD	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37211~~	Antioch, TN 37013	
(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, **Carroll Smith Jr. and Betty L. Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Certo and wife Teresa Certo**, 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. 39 on the Plan of Whispering Hills, Section One, as of record in Book 2331, Page 83, said Register's Office.

Said Lot No. 39 fronts 88 feet on the southerly side of Highcrest Drive and runs back between lines measuring 253 feet on the westerly line and 262 feet on the easterly line, to a dead line in the rear, measuring 88.6 feet thereon.

Being the same property conveyed to Carroll Smith Jr. and Betty L. Smith by deed of record in Book 2644, Page 193, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **587 Highcrest Drive, Nashville, TN 37211**

(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 7th day of February, 2001.

Carroll Smith Jr.

Carroll Smith Jr.

Betty L. Smith

Betty L. 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 Carroll Smith, Jr., and wife, Betty L. Smith 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 Nashville, Tennessee, this 7th day of January, 2000.

Commission expires:
2-18-01

Notary Public

KIMBERLY H. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE