WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST 26TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 11-18-01

(AFFIX SEAL)

R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shad D. Smith	**ERA Mortgage**	181 181
(NAME)	(NAME)	
713 Waller Road	**3000 Leadenhall Road**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Mt. Laurel, N. J. 08054**	
(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, **RITA R. WEST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAD D. SMITH AND SHARON M. SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, TWO TRACTS OR PARCELS OF LAND CONTIGUOUS TO ONE ANOTHER, ONE BEING SITUATED IN DAVIDSON COUNTY AND THE OTHER IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

LAND in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plat of Bedford Forrest, Phase One, as of record in Book 9700, Page 771, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rita R. West by deed from Forrest H. King, Jr. of record in Book 11393, Page 94 Register's Office for Davidson County, Tennessee.

TRACT II:

LAND in Williamson County, Tennessee, described as follows, to wit:

Beginning at a concrete monument located on the westerly side of Waller Road, said concrete monument being the common front point with lot number 1 on the Plat of Bedford Forrest Phase 1 as of record in Book 9700, Page 771 Register's Office for Davidson County, Tennessee. Thence Northg 85 degrees 24' 41" West 204.24 feet to a point. Thence North 00 Degrees 03' 38" West Approximately 100 feet to a point. Thence along the common line wit lot number 1 on the Plat of Bedford Forrest Phase 1, south 57 degrees 25' 18" East 241.77 feet to the point of beginning set point being the common back corner with Lot No. 1 on the Plat of Bedford Forrest, Phase 1. Said tract being referenced on the final plat of Bedford Forrest, Phase 1 recorded in Book 25, Page 29 Register's Office for Williamson County, Tennessee.

Being the same property conveyed to Rita R. West by quitclaim deed from Forrest H. King, Jr. of record in Book 2035, Page 911.

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

Unimproved ☐
This is improved ☒ property, known as **713 Waller Road, Brentwood, TN 37027**
(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.

Davidson County DEEDWARR
Recvd: 03/08/01 10:42 2pgs
Fees:10.00 Taxes:0.00

20010308-0021982

Witness my hand this ~~1st~~ 26th day of February, ~~2001~~ 2001.

Rita R. West

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 Rita R. West, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2001.

Commission expires:

7/26/2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

State of Tennessee, County of WILLIAMSON
Received for record the 28 day of
FEBRUARY 2001 at 9:14 AM. (RECH 404914)
Recorded in official records
Book 2124 pages 93- 94
Notebook 66 Page 255
State Tax $ 991.60 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 1002.60,
Register of Deeds SADIE WADE
Deputy Register KELLY FAULKNER