WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/01 08:53 2pgs
Fees:13.00 Taxes:392.20

20010802-0081965

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Vergne	Bank of America Mortgage	146 4 170
(NAME)	(NAME)	
4786 Trousdale Drive	2059 Northlake Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 30084	Tucker, GA 30084	
(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, Kimberly M. Smith and husband, James R. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew J. Vergne, a single person, and Paula Waggoner, a single person, 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. 4A on the Plan of Zone Lot Division Lots 1, 4, 6, and 7 Magnolia Hall, of record in Book 5800, Page 197, amended in Book 6250, Page 32, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to Kimberly M. Music, unmarried, by deeds from Patience Jones now known as Patience Jones Small, married and her husband, William Edward Small, IV, of record in Book 10434, Page 857 and in Book 10434, Page 860, Register's Office for said County. Further being the same property conveyed to Kimberly M. Music, NKA Kimberly M. Smith and husband, James R. Smith, by Kimberly M. Music, KNA Kimberly M. Smith.

This conveyance is subject to any and all existing restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 4786 Trousdale Drive, Nashville, TN 37220
(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 our hands this 18th day of July, 2001.

Kimberly M. Smith

James R. Smith

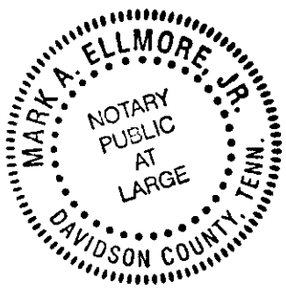
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Kimberly M. Smith and husband, James R. Smith, 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 18th day of July, 2001.

Commission expires: January 25, 2003



Mark A. Ellmore, Jr. Notary Public