WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/01 10:09 2pgs
Fees:13.00 Taxes:444.00

20011129-0130523

ET-01-2032

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2001.

Notary Public

MY COMMISSION EXPIRES: 3-9-05

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair Saldana	Professional Mortgage Group,	
704 Sandburg Place (ADDRESS)	(NAME) 1535 W. Northfield Blvd., Ste. 2 (ADDRESS)	108-8-283
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH H. SMITH, MARRIED
, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BLAIR SLADANA, MARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 57 on the Plan of Reelfoot Subdivision, Section III, of record in Book 6250, pages 167 and 168, Register's Office for said County.

Said Lot fronts a total of 73.51 feet on the easterly side of Sandburg Place and runs back 103.52 feet on the northerly lot line and 103.41 feet on the southerly lot line to a line in the rear which measures 146.91 feet thereon.

Being the same property conveyed to Kenneth H. Smith, unmarried by deed from James R. Harbin and wife, Jane E. Harbin dated January 26, 1990, of record in Book 8033, Page 484, Register's Office for said County.
Kenneth H. Smith having since been married.

This is unimproved property known as 704 Sandburg Place, Nashville, TN 37214.

Subject to restrictions as of record in Book 6612, Page 610, Register's Office for Davidson County, Tennessee.

Subject to easements as of record in Plat Book 6250, Pages 167-168, Register's Office for Davidson County, Tennessee.

Subject to sewer easements as of record in Book 7322, Page 363, Register's Office for Davidson County, Tennessee.

Subject to sewer easements as of record in Book 7322, Page 376, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 704 Sandburg Place, Nashville, Tennessee 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 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 21st day of November, 2001.

Kenneth H. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Kenneth H. 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 21st day of November, 2001.

My Commission Expires: 9-9-03

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 21st day of November, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138