# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/02 08:11 2pgs
Fees:13.00 Taxes:425.13

20020208-0017175

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Wilson & Weiss Title Associates, LLC
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0342

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ripon S. Poole | Wells Fargo Home Mortgage | 064-16-0-C-003.00CO |
| (NAME) | (NAME) | |
| 505 Selsey Court | 4456 Corporation Lane | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Virginia Beach, VA 23462 | |
| (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, Tim Smith, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ripon S. Poole and Dana W. Poole, 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. 3 on the plan of Second Revised Wembley Downs, Section One, of record in Plat Book 3900, Page 301, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tim Smith by deed from Kevin Lyle Tompkins and wife, Jill Tompkins of record in Book 11304, Page 253, Register's Office for Davidson County, Tennessee.

Sarae Smith joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Tim Smith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 505 Selsey Court, Hermitage, TN 37076
(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 hand this 20th day of December, 2001.

Tim Smith

Sarae Smith

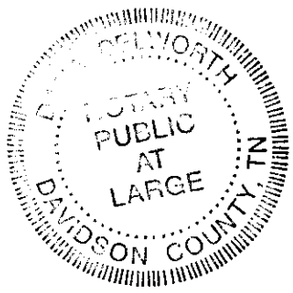
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim Smith and Sarae 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 Hermitage, Tennessee this 20th day of December, 2001.

Commission expires: 11/27/04




Notary Public

**RETURN TO:**

Wilson & Weiss Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076