WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 15

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/10/02 14:17 2pgs
Fees:13.00 Taxes:980.50

20020910-0109859

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton L. Smith	Mortgage Lenders of America, LLC	171-03-0-B-5
(NAME)	(NAME)	
321 Culpepper	5400 West 110th Street, #130	06DU83698
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Overland Park, KS 66210	
(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, **Teresa Hairston, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Clifton L. Smith and Aimee S. Earnhart,** 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., 279, First Revision, Section 5A, Fredericksburg as shown on plan of record in Plat Book 7900, page 509 and amended in Book 7900, page 961, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Teresa Hairston, unmarried by Warranty Deed dated 10/31/96 and recorded 11/5/96 in Book 10250, page 678, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa Hairston, unmarried by Warranty Deed from Radnor Homes, Inc., dated 10/31/96 and recorded in Book 10250, page 678, Register's Office for said County.

Davidson County property taxes for 2001 PAID IN THE AMOUNT OF $3,309.05, and all subsequent years, a lien, not yet due and payable. (171-030-B-5)

Restrictions of record in Book 8920, page 65; Book 9500, page 393; Book 9860, page 840 and Book 7798, page 843; By-laws of record in Book 8920, page 45; Easement of record in Book 7993, page 269 and Book 7851, page 712; Charter for H.O.A. of record in Book 8920, page 40; Deed to Common Area of record in Book 9443, page 538 and Book 7900, page 807; Deed of Conveyance of record in Book 9698, page 81 and Book 9698, page 124, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 321 Culpepper, 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.

Witness my/our hand(s) this 30th day of August, 2002.

Teresa Hairston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Teresa Hairston with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 30 day of August, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES 7-20-03 AT LARGE WILLIAMSON COUNTY

File Number: 12208087

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027