WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/02 13:11 2pgs
Fees:13.00 Taxes:506.53

20020917-0113246

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,900.00**

Teresa C. Roblin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2002.

Daphne Daines
Notary Public

MY COMMISSION EXPIRES: 3-30-05 6/5/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa C. Roblin	Countrywide Home Loans, Inc.	053-16-0-299.00
(NAME)	(NAME)	
1020 Donoho Drive	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Jerry C. Smartt, and wife Deborah Smartt

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa C. Roblin,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 43 on the Plan of Jackson's Landing Estates, Section 2, as of record in Plat Book 8250, page 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry C. Smartt and wife, Deborah C. Smartt by deed from J & M Homebuilders, Inc. dated June 4, 1999 and filed for record in Book 11518, page 15, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2002 taxes and all subsequent years are a lien but not yet due and payable, and any and all matters as shown on the plan of record in Plat Book 8250, page 975, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1020 Donoho Dr., Old Hickory, TN 37138

(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 28th day of August, 2002.

Jerry C. Smartt
Jerry C. Smartt

Deborah C. Smartt
Deborah C. Smartt

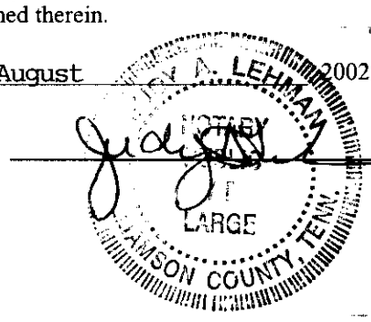
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry C. Smartt, and wife Deborah C. Smartt with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 28th day of August 2002.

Commission expires: 3-30-03



Notary Public