WARRANTY DEED

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Marvin F. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2003.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: ~~April 25, 2006~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patsy Ethridge	America's Wholesale Lender	150-2-218
(NAME)	(NAME)	
1213 Charlton Drive	MS SV 79 1800 Tapo Canyon	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Simi Valley, CA. 93063-6712	
(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, Daniel M. Smith and wife, Kelly A. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patsy Ethridge, 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. 1, Section Three on the Plan of Percy Priest Meadows of record in Plat Book 6250, Page 856 and revised in Plat Book 6050, Page 337, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel M. Smith and wife, Kelly A. Smith, by deed of record in Book 11731, Page 778, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Daniel M. Smith and wife, Kelly A. Smith by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in instrument no 20030304-0028513, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1213 Charlton Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 03/04/03 15:00 2pgs
Fees:13.00 Taxes:460.65

20030304-0028514

Witness my/our hand(s) this 27th day of February, 2003.

Daniel M. Smith by Carolyn Adcock, Attorney-in-Fact

Kelly A. Smith by Carolyn Adcock, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of February, 2003, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Daniel M. Smith and Kelly A. Smith and who acknowledged that she executed the same as the free act and deed of the said Daniel M. Smith and wife, Kelly A. Smith, through Power of Attorney granted her by the said Daniel M. Smith and wife, Kelly A. Smith.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2003.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006