BOX 33-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/03 08:54 2pgs
Fees:13.00 Taxes:665.63
20030916-0135522

JANE GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Shana Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2003.

Jane Gray
Notary Public

MY COMMISSION EXPIRES: 9/30/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shana M. Reed	Countrywide Home Loans	33-10-24.00
(NAME) 506 Woodshire Drive	(NAME) Berry Hill Square	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Nashville, TN 37204-3612	
(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, Kim Allen Smith and wife, Lisa Clary Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shana M. Reed, a single person, 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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 23 on the Plan of Ridge Mont Estates, Section One, as of record in Book 5050, page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kim Allen Smith and wife, Lisa Clary Smith, by deed from Lonzie D. Ferguson and wife, Karon T. Ferguson of record in Book 8539, page 802, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5170, page 949, said Register's Office.

Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 6813, page 554, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 506 Woodshire Drive, Goodlettsville, TN 37072
(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 10th day of September, 2003.

Kim Allen Smith

Lisa Clary Smith

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
File #03TN044769

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 Kim Allen Smith and wife, Lisa Clary Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 10th day of September, 2003.

Commission expires:

11-27-04



Notary Public