WARRANTY DEED

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

Davidson County DEEDWARR
Recvd: 12/17/03 13:22 2pgs
Fees:13.00 Taxes:466.20

20031217-0180035

State of Tennessee)
County of Davidson)

03-11-032-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of December, 2003

Notary Public

My Commission Expires: 5-17-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
REBECCA SMITH (NAME)	GMAC MORTGAGE (NAME)	142-10-0-B
609 Barlin (ADDRESS)	100 WITMER RD (ADDRESS)	80.00CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WAYNE J. DANIELS, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REBECCA SMITH,** , 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:

LAND in Davidson County, Tennessee being Lot No. 80 on the Plan of Belle Pointe, a Planned Unit Development, Phase II, of record in Book 6250, Page 440, and revised in Book 6250, Page 797, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Wayne J. Daniels, unmarried, by Deed from Elizabeth M. Wilson, married, joined by William Gordon McKelvey, III, her husband, of record in Book 8783, Page 39, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of BELLE POINTE, of record in Book 6689, Page 772, amended in Book 6702, Page 409, in Book 6770, Page 814, in Book 6774, Page 774, in Book 6862, Page 292, in Book 7409, Page 224, in Book 7851, Page 215, in Book 9319, Page 443, and in Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 609 Barlin, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 12th day of December, 2003.

WAYNE J. DANIELS

Wayne J. Daniels

By: By Carol Wilker

Carol Wilker, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 12th day of December, 2003, before me personally appeared **CAROL WILKER**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **WAYNE J. DANIELS**, and acknowledged that she executed the same as the free act and deed of the said WAYNE J. DANIELS.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of December, 2003.

My Commission Expires: 03/31/07

Notary Public

