# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/04 15:45 2pgs
Fees:13.00 Taxes:407.00

20040616-0071493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Lyndell E. Browning
Affiant

DARLENE SHORT NOTARY PUBLIC LARGE ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2004.

Darlene Short
Notary Public

MY COMMISSION EXPIRES: November 25, 2007.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

h-1613

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lyndell E. Browning | Wells Fargo Mortgage | 042-07-0-A 095.00 CO |
| (NAME) | (NAME) | |
| 508 Heritage Lane | P.O. Box 10304 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Des Moines, IA 50306 | |
| (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, Kelli Kemper Smith, a Married Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lyndell E. Browning and wife, Rose M. Browning, 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:

Being Lot No. 313 on the Revised Plan of Heritage Square, Phase Three, of record in Plat Book 5200, Page 744, Register's Office for said County, to which reference is made for a more complete legal description.

Being the same property conveyed to Kelli Kemper Smith, a Married Person, by Warranty Deed from Marcia C. Foncree, a single person, dated November 26, 2003, of record in Instrument No. 20031208-0175670, as rerecorded in Instrument No. 20040304-0024413, as further rerecorded in Instrument No. 20040607-0060044, Register's Office for Davidson County, Tennessee.

H. Larry Smith, spouse of Kelly Kemper Smith, joins in the execution of this instrument for the purpose of conveying any interest in subject property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 508 Heritage Lane, Madison, TN 37115

(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 hand this 24th day of May, 2004.

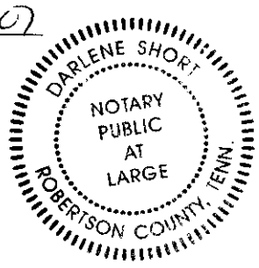
Kelli Kemper Smith

H. Larry Smith

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 Kelli Kemper Smith and husband, H. Larry Smith, the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of May, 2004.

Commission Expires: 11-25-07




Darlene Short
Notary Public

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072