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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/06 08:16 2 pgs
Fees:13.00 Taxes:854.70

20060213-0016853

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 02/08/06.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

**THIS INSTRUMENT WAS PREPARED BY**

Real Estate Loan Services (NAME) 1100 Kermit Drive, Suite 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Raphael F. Smith & Tammy H. Smith** (NAME) | Same (NAME) | 151-09-0-A-162.00 CO |
| 104 Cambridge Close (STREET ADDRESS/ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch TN 37013 (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, WE, **Joanne Chase, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raphael F. Smith and wife Tammy H. Smith**, 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, TN, being Lot No. 162 on the plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joanne Chase, by Quitclaim Deed from Philip R. Chase, pursuant to a decree of absolute divorce, Case No. 03D-490, dated September 24, 2003, recorded November 19, 2003, of record in Instrument Number 200311190168856, in the Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 10001, page 129, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO Certificate of Resolution of record at Book 9432, page 789, in the Register's Office for Davidson County, Tennessee; to easements and building setback lines of record at Book 7900, page 763-764, and at Book 7900, page 595, in said register's office; to restrictions of record at Book 9430, page 251 and at Book 9534, pages 938 and 942, in said register's office; to easements of record at Book 2336, page 532, Book 4428, page 568, Book 4535, page 351, Book 8197, page 288, Book 4717, page 515, and at Book 9588, page 930, in said register's office; to Surveyors Certificate of Correction of record at Book 9473, page 43, in said register's office; to Charter of record at Book 9433, page 953, in said register's office; to Common Area of record at Book 9432, page 792, in said register's office; and to the 2006 and future years' Davidson County property taxes, which are not yet due or payable and are being prorated.

This is unimproved ( )
improved ( X ) property, known as 104 Cambridge Close (House Number/Street) Antioch (City/Town) TN (State) 37013 (Postal Code)

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 8th day of February, 2006.

Joanne Chase

**JOANNE CHASE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, J. Wayne Thomas, a Notary Public in and for said County and State, the within named **Joanne Chase** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**, **Tennessee**, this 8th **day of February, 2006**.

_____Notary Public

Commission Expires: _____

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009