26072

WARRANTY DEED **8764**

Davidson County DEEDWARR
Recvd: 03/29/06 09:32 2 pgs
Fees:13.00 Taxes:517.63
20060329-0035497

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST** DAY OF **MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sophia Hunt	**Ownit Mortgage Solutions, Inc.**	**149-10-0 092.00**
(NAME)	(NAME)	
1505 Brass Oak Trace	**21800 Burbank Blvd., Suite 200**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Woodland Hills, CA 91367**	
(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, **Jeffrey D. Smith and wife Barbara S. Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sophia Hunt, unmarried**, 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. **71** on the Plan of **Hunters Run**, Section 2, of record in Plat Book **9700**, Page **399**, Register's Office for said County, to which plat is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Jeffrey D. Smith and wife, Barbara S. Smith** by deed of record in Book 10859, Page 38, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1505 Brass Oak Trace, 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.

Witness **my/our hand(s)** this **21st day of March, 2006**.

Jeffrey D. Smith

Barbara S. 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 Jeffrey D. Smith and wife, Barbara S. Smith the bargainor(s), with whom I am personally acquainted or 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 Antioch, Tennessee, this 21 day of Mar, 2006.

Commission expires: 11/24/07

Notary Public

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN