WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

Susan E. Mott
State of Tennessee
Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 05/17/06 12:48 2 pgs
Fees:13.00 Taxes:241.98
20060517-0057811

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

hp0056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Webtel, Inc.	SAME	058-16-0-069.00
(NAME)	(NAME)	
213 West Main Street		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(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, **Joe Lewis Smith** and Valeria A. Smith***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Webtel, Inc., 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows,

Lot No. 53 on the Plan of Section 3 Haynes Park Subdivison, of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe Lewis Smith by a Quit Claim Deed from Lorene F. Smith of record in Instruments 20000928, 0095971 and to Joe Lewis Smith and Lorene F. Smith by Warranty Deed of record in Book 4871, Page 141 Registers Office for Davidson County, Tennessee.

*Valeria A. Smith joins in this conveyance to relinquish any right she may have in and to the property herein described by virtue of marriage to Joe Lewis Smith.

**Joe Lewis Smith is also known as Joe L. Lewis

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 108 Dyer Court, Nashville, TN 37218

(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 2nd day of May, 2006.

Joe Lewis Smith AKA Joe L Smith
By: N Lee Hemet, Attorney in Fact

Joe Lewis Smith

Valeria A. Smith

Valeria A. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valeria A. Smith, the bargainor (s), 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 Brentwood, Tennessee this 2nd day of May, 2006.

Commission expires: 1-16-08

Susan B. Mott State of Tennessee Notary Public Williamson, County

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Evan Harris, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Joe Lewis Smith and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Joe Lewis Smith..

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of May, 2006.

Commission expires: 1-16-08

Susan B. Mott State of Tennessee Notary Public Williamson, County

Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027