# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/06 13:43 2 pgs
Fees:13.00 Taxes:684.31

20060518-0058601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,948.00

Vicki Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jose R. Zamarripa | Countrywide Home Loans | 149-4-189 |
| (NAME) | (NAME) | |
| 2612 Ravine Drive | 2021 N. Gallatin Road, Ste. 280 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37217 | Madison, TN 37115 | |
| (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, Earl Phillip Smith and wife, Martha Anne T. Smith and Ruth Smith Howard, F/K/A Wilma Ruth Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose R. Zamarripa, 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. 4, Section 9A Edge-O-Lake Estates, of record in Book 4660, Page 82, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Earl Phillip Smith, by Warranty Deed dated June 12, 1997, from Wilma Ruth Smith, as of record in Book 10495, Page 25, Register's Office for Davidson County, Tennessee.

Martha Anne T. Smith joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Ruth Smith Howard F/K/A Wilma Ruth Smith hereby joins in this conveyance to relinquish her life estate in subject property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2612 Ravine Drive, Nashville, TN 37217

(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 our hands this 12th day of May, 2006.

Martha Anne T. Smith

Earl Phillip Smith

Ruth Smith Howard F/K/A Wilma Ruth 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 Earl Phillip Smith, Martha Anne T. Smith and Ruth Smith Howard F/K/A Wilma Ruth Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2006.

Commission expires: November 14, 2009

Notary Public

Tabitha N. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY