WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$125,000.00**

melissa Woodward
AFFIANT

Davidson County DEEDWARR
Recvd: 06/14/06 13:41 2 pgs
Fees:13.00 Taxes:462.50
20060614-0070906

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 7th DAY OF JUNE, **2006.**

LISA M. TASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
MICHAUKA Y. SMITH AND LAKISHA A. SMITH	**SAME**	**49-12-O-A-41-CO**
1813 SAILWINDS COVE		
WHITES CREEK, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF **$125,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MERLYN JARMON, MARRIED, JOINED BY HER HUSBAND, ADONIS JARMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

MICHAUKA Y. SMITH AND LAKISHA A. SMITH AS JOINT TENANTS WITH RIGHT TO SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Prestwick Place, of record in Instrument No. 20040723-0088164, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ricky Earps, executed on 04/23/02 by deed of record in Instrument # 20020426-0051669, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Merlyn Jarmon, married by Warranty Deed from Ricky Earps dated 06/23/05 and filed for record on 06/28/05 in Instrument # 20050628-0074297, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Instrument # 20040723-0088164, said Register's Office.

Subject to easement of record to Charter for HOA, in Instrument # 20040831-0104875, said Register's Office.

Subject to Storm Water Detention Agreement of record in Instrument # 20031222-0181826, said Register's Office.

Subject to restrictions of record in Instrument # 20040831-0104880, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **1813 SAILWINDS COVE WHITES CREEK, TN 37189**

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 not 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 ever 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 7th day of **JUNE, 2006**

Merlyn M. E. Jarmon
MERLYN JARMON

Adonis K. Jarmon
ADONIS JARMON

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, **MERLYN JARMON AND ADONIS JARMON,** the named bargainor(s), with whom I am personally acquainted and/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 office, **Tennessee.**

This 7th day of **JUNE, 2006.**

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

My Commission Expires: 3/17/07