WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/06 14:42 2 pgs
Fees:13.00 Taxes:351.50
20060718-0086667

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHARNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Smith, Maribel V. Lineberry, and Neptali Maldonado	Maribel V. Lineberry	Map 52-3
(NAME)	(NAME)	
606 Larkin Springs Road	116 Lineberry Blvd # 300	
(ADDRESS)	(ADDRESS)	Parcel 116
Madison, TN 37115	Mt. Juliet, TN 37122	
(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, **Tennessee Equity Holdings, Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael S. Smith, Maribel V. Lineberry, and Neptali Maldonado**, 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:

Being Lot No. 24 of Block "A" on the unrecorded plan of Homeacres, as shown on the Plan of Blanchard and Parrish, Civil Engineers, dated October 26, 1939.

Said Lot 24 fronts 122 feet on the westerly side of Larkin Springs Road and runs back between lines 351.3 feet on the northerly line and 347.3 feet on the southerly line to the corner of an easement reserved for public utilities on which it measures 122 feet, the northeast corner of said lot being 253 feet south of the southwest intersection of Larkin Springs Road and Sanitarium Drive.

Being the same property conveyed to Otis Herring, married, by Deed from Bruce Kevin Keairnes and wife, Vera Angela Keairnes, filed for record 09/10/02 as Instrument No. 20020910-0109584, and Re-Recorded 09/17/02 as Instrument No. 20020917-0113155, Register's Office for Davidson County, Tennessee, and being further conveyed to Tennessee Equity Holdings, Inc. by Deed from Otis Herring, married, filed for record 05/11/06 as Instrument No. 20060511-0055230, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 606 Larkin Springs Road, Madison, TN 37115

(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.

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Witness my hand this 12th day of July, 2006.

Tennessee Equity Holdings, Inc.

By: _____
Stephen Perez, President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Stephen Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to executed the instrument) of Tennessee Equity Holdings, Inc., the within named bargainor, a corporation, and that such President or officer as such Tennessee Equity Holdings, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President

Witness my hand and official seal at Mt. Juliet, Tennessee this 12th day of July, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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Shanna Ray Notary Public