WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/06 14:08 2 pgs
Fees:13.00 Taxes:462.50
20060807-0096618

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A & R Title and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mona L. Myers	Mona L. Myers	075120A00100CO
(NAME) 100 Scotts Creek Circle	(NAME) 100 Scotts Creek Circle	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, Jerry D. Smith and wife, Peggy L. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mona L. Myers, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 100 Scotts Creek Circle, Hermitage, TN 37076

(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 31st day of July, 2006.

Jerry D. Smith

Peggy L. 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 Jerry D. Smith and wife, Peggy L. Smith to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledge that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 31st day of July 2006.

Commission expires:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Notary Public

File No.: 200600273

EXHIBIT A

Property located at: 100 Scotts Creek Circle, Hermitage, TN 37076 County of Davidson

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Revised Plan of Cedar Creek, Phase I, a Planned Unit Development as of record in Plat Book 6050, Page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry D. Smith and wife, Peggy L. Smith by deed from Hampton McNeill III and wife, Tara McNeill dated 2/27/01 and filed of record in Instrument Number 200103050020361, said Register's Office.