03

File No. 60857

Fidelity Title

48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008

Davidson County DEEDWARR
Recvd: 11/14/06 09:39 2 pgs
Fees:13.00 Taxes:830.28

20061114-0141075

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon M. Coombes	Provident Funding Associates, L.P.	172-04-0-A-104.00 CO
(NAME)	(NAME)	
208 Payson Court	1101 Kermit Drive, Suite 607	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(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, Todd Jackson Smith and wife, Amanda Marie Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon M. Coombes and husband, Matthew M. Coombes, 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. 94 on the Plan of Phase Three Highlands of Brentwood (formerly Brentwood Highlands), as of record in Instrument No. 200109200101749, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd Jackson Smith and wife, Amanda Marie Smith by deed from Genady's Construction, Inc., dated November 8, 2002 and recorded on November 15, 2002 in Instrument No. 20021115-0141743, Register's Office, Davidson County, Tennessee. Notary's Certificate of Correction of record in Instrument No. 20061114-0141074, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 11356, page 815; Book 11629, page 906; Instrument No. 20020722-0087704; Instrument No. 20021121-0144877, said Register's Office.

Restrictive covenants of record in Book 11189, page 612, said Register's Office.

By-Laws of record in Book 11356, page 840, said Register's Office.

Access easement of record in Book 11189, page 612, said Register's Office.

Charter for Highlands of Brentwood of record in Book 11595, page 872, said Register's Office.

Quitclaim deed for open space (Phase 3) of record in Instrument No. 20040827-0103643, said Register's Office.

Easement for sanitary sewers and/or storm drainage of record in Book 7379, page 28, as voided by Book 7461, page 805, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 208 Payson Court, Nashville, TN 37211

(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.

File No. 60857
Witness our hands this 6th day of November, 2006.

Todd Jackson Smith

Amanda Marie 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 Todd Jackson Smith and wife, Amanda Marie Smith, the bargainor(s), 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 this 6th day of November, 2006.

Commission expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

Notary Public