Davidson County DEEDWARR
Recvd: 03/06/07 10:08 2 pgs
Fees:13.00 Taxes:473.60

20070306-0027441

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Allison Haley Luffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of. March, 2007.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Allison Haley Luffman	Wells Fargo Home Mortgage	042-09-0
906 Tuckahoe Drive	5660 New Northside Drive #720	GROUP
Madison, Tennessee 37115	Atlanta, GA 30328	PARCEL 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** One Hundred Twenty Eight Thousand Dollars and Zero Cents ($128,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James Smotherman, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Allison Haley Luffman, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 65, Kemper Heights, Section Two, as shown on the Plan of record in Plat Book 2331, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James Smotherman, a single person, by deed dated February 28, 2006, from Harold Dean Kirby and wife, Vicki P. Kirby, of record as Instrument No. 20060308-0027184 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein

This is:

unimproved ☐

improved ☒ property known as 906 Tuckahoe Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 2nd day of March, 2007.

James Smotherman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James Smotherman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

