# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/07 10:38 2 pgs
Fees:13.00 Taxes:980.50

20070424-0048583

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2007

Notary Public

MY COMMISSION EXPIRES: 7-24-2010
(AFFIX SEAL)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael A. Smithfield | Franklin American Mortgage Company | 155-8A-8 |
| (NAME) | (NAME) | |
| 7028 Poplar Creek Trace | 501 Corporate Centre Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Franklin, TN 37067 | |
| (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, R. Margaret Trustee, for Janice L. Rye Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Smithfield and wife, Amanda W. Smithfield, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 8 on the Plan of Poplar Creek Estates, Phase 1, of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property as conveyed to R. Margaret Trustee, for Janice Rye Trust by deed of record in instrument # 20060823-0103916, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 7028 Poplar Creek Trace, Nashville, TN 37221
(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 my hand this.

R. Margaret Trustee, for Janice L. Rye Trust

By: R. Margaret Trustee Janice L. Rye Trust
R. Margaret Trustee

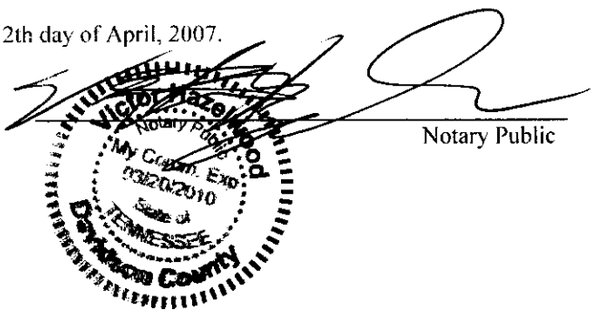
STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Margaret, Trustee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of April, 2007.

Commission expires: 3/20/2010




Notary Public