WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE EXP. 3/21/09 DAVIDSON COUNTY TENN

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill C. Adkins	PHH Mortgage Corporation	Map 147-13
(NAME) 5132 Cochran Drive	(NAME) 3000 Leadenhall Road	Parcel 23
(ADDRESS) Nashville, TN 37220	(ADDRESS) Mt. Laurel, NJ 08054	
(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, **JOHN SMITH AND LARRY B. SMITH AND BILLIE SUE SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JILL C. ADKINS, UNMARRIED,** 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. 1057 on the Plan of Brentwood Hall, Section XIV, of record in Plat Book 2663, page 129, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edward B. Smith and wife, Virginia Bennett Smith, by deed dated February 20, 1960 from Southeastern Land Development Company of record in Book 3029, page 543, said Register's Office. Edward B. Smith died, vesting title solely in Virginia Bennett Smith. Virginia Bennett Smith died intestate on September 11, 2006 with her estate being administered as The Estate of Virginia E. Smith, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 07P397. Her heirs at law are John Smith and Larry B. Smith and Billie Sue Smith. Virginia Bennett Smith and Virginia E. Smith were one and the same person.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 2663, page 129, said Register's Office; and (c) restrictive covenants of record in Book 1788, page 143, Book 2396, page 523 and Book 2905, page 287, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/01/07 11:05 2 pgs
Fees:13.00 Taxes:784.40

20070801-0091276

unimproved ☐

This is improved ☒ property, known as 5132 Cochran Drive, Nashville, Tennessee 37220

(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 30th day of July, 2007.

Billie Sue Smith

Billie Sue Smith

John Smith

Larry B. Smith

Larry B. 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 John Smith and Larry B. Smith and Billie Sue Smith, the bargainor, 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 at Nashville, Tennessee this 30th day of July, 2007.

Commission expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
STATE OF TENNESSEE
Exp. 3/21/09

Notary Public