File No. 270701155

WARRANTY DEED

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008.~~ 1-26-08

(AFFIX SEAL)

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 08/07/07 11:02 2 pgs
Fees:13.00 Taxes:1009.73
20070807-0094130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas R. Smith	Countrywide Home Loans, Inc.	061.08-O-039.00 039.00
(NAME) 4700 Tanglewood Drive	(NAME) 3011 Armory Drive, Ste 120	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Joel N. Farris and Kristen A. Farris, both unmarried and 30%(percent) undivided interest to The Self Declaration Trust of David Martin Pavelec of July 24, 2003, David Martin Pavelec, Trustee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucas R. Smith and wife, Melissa Smith,** HEREINAFTER CALLED THE GRANTEES, THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being parts of Lots 1 and 2, on the Map of Mrs. Addie Boone's Subdivision of Lots of Haysboro, of record in Book 974, Page 58, Register's Office for said County, and described according to a survey made for John Kohl, Surveyor, dated May 28, 1969, as follows:

Beginning at a point in the easterly margin of Tanglewood Drive at the southwest corner of Lot 27 of Mrs. McGaughey's Subdivision of Part of Tract No. 3 of the A.J. McGaughey's 2nd Haysboro Subdivision; thence easterly along the line of said Lot No. 27, 265 feet; thence southerly 141 feet; thence westerly with a hedge 290 feet more or less to the easterly margin of Log Cabin Road; thence leaving said Road and along the easterly margin of Tanglewood Drive, 100 feet to the point of beginning.

Being the same property conveyed to Joel N. Farris and Kristen A. Farris, husband and wife, and a Thirty (30%) Percent undivided interest to The Self Declaration Trust of David Martin Pavelec of July 24, 2003, David Martin Pavelec, Trustee, as Tenants in Common by Quitclaim Deed dated January 6, 2004 of record in Instrument No. 20040115-0006456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Book 974, Page 58; all in the Register's Office for Davidson County, Tennessee.
Real property taxes for the year 2007 and thereafter, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4700 Tanglewood Drive, Nashville, TN 37216
(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, thier 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, thier 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/our hands this 3rd day of August, 2007.

David Martin Pavelec, Trustee

Joel N. Farris

Kristen A. Farris

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joel N. Farris and Kristen A. Farris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of August, 2007.

Commission expires: November 22, 2008

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared David Martin Pavelec, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Self Declaration Trust of David Martin Pavelec of July 24, 2003, the within named bargainor, and that he as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Trust as David Martin Pavelec as Trustee of the The Self Declaration Trust of David Martin Pavelec of July 24, 2003,

Witness my hand at office this 3rd day of August, 2007.

Commission expires: November 22, 2008

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 270701155

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066