File No. 270700800

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of September of 2007.

Notary Public

MY COMMISSION EXPIRES: ~~April 12, 2008~~. April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney at Law
Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/01/07 13:09 2 pgs
Fees:13.00 Taxes:691.90

20071001-0116470

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Parker	~~Teresa Parker~~ GMAC Mortgage, LLC	32-9-44
(NAME) 4833 Indian Summer Dr.	(NAME) 218 Lakeside Plaza Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Horsham PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard E. Smith and wife, Barbara R. Smith,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa Parker,

HEREINAFTER CALLED THE GRANTEE(S), 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. 125 on the Plan of First Revision, Section One, Quail Ridge, as shown by plat of record in Plat Book 6900, Page 300, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard E. Smith and wife, Barbara R. Smith by QuitClaim Deed from Richard E. Smith and wife, Barbara R. Smith, and Shearon Inc., as joint tenants with the right of survivorship, dated December 31, 1987, and of record in Book 7443, Page 671, Register's Office for said County.

Being the same property conveyed to Richard E. Smith and wife, Barbara R. Smith, and Shearon Inc., as joint tenants with the right of survivorship, by QuitClaim Deed from Richard C. Smith and wife, Barbara R. Smith, dated August 28, 1987, and of record in Book 7340, page 372, Register's Office for said County.

Being the same property conveyed to Richard C. Smith and wife, Barbara R. Smith, by Warranty Deed from The Developers, a Joint Venture, dated March 14, 1987, and of record in Book 7237, Page 592, Register's Office for said County.

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 4833 Indian Summer Dr., Nashville, TN 37207

(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 09/19/2007.

Richard E. Smith

Barbara R. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard E. Smith and wife, Barbara R. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of September, 2007.

Commission expires: ~~April 12, 2008~~ April 72009

~~Rebecca Campbell~~ Notary Public

File Number: 270700800

RETURN TO:

Cumberland Title

885 Conference Drive, Suite 200

Goodlettsville, TN 37072

Laura A. Moore
State of Tennessee
Notary Public
Sumner County