File No. 271000086

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/23/07 10:11 2 pgs
Fees:13.00 Taxes:351.50

20071023-0125234

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan C. Anderson	Freeman Webb Mortgage (FWMC)	Map and Parcel 150-03-0-128.00
(NAME) 3101 Justin Towne Court	(NAME) 555 Great Circle Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37228	
(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, **William J. Smith and wife, Pamela Smith and Jeffrey Shane Smith**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morgan C. Anderson, a married man and Lisa Thiphavong, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5A, Zone Lot Division Lots 5, 27, 28 & 31 Justin Towne, Section Two, as of record in Plat Book 5200, Page 459 and amended in Plat Book 5200, Page 536, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William J. Smith and wife, Pamela Smith and Jeffrey Shane Smith by QuitClaim deed from William J. Smith and wife Pamela Smith of record in Instrument Number 20030618-0083925, Register's Office for said County.

Being the same property conveyed to William J. Smith and wife, Pamela Smith by deed from John P. Haven and wife, Carol Andrv of record in Book 11500, page 109, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6067, page 474 and Book 6069, Page 33, Register's Office for said County.

Property address is also known as 3201 Country Way Road, Antioch, TN 37013.

Rebecca Smith joins in this conveyance to convey any and all rights she may have in this property.

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 3101 Justin Towne Court, Antioch, TN 37013
(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), Their 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), 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/our hands this 17th day of October, 2007.

Jeffrey Shane Smith by Pamela Smith ATTY/IN FACT — William J. Smith

Jeffrey Shane Smith by Pamela Smith, Atty in Fact

Rebecca Smith by Pamela Smith ATTY/IN FACT — Pamela Smith

Rebecca Smith by Pamela Smith, Atty in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William J. Smith and Pamela Smith 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 and official seal at Smyrna, Tennessee, this 17th day of October, 2007.

My Commission Expires: 8/16/09

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Rutherford

On this the 17th day of October, 2007, before me personally appeared Pamela Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rebecca Smith, and who acknowledged that Pamela Smith executed the same as the free act and deed of the said Rebecca Smith by virtue of that Power of Attorney, duly executed by the said Rebecca Smith and appearing of record in Instrument Number 20071023-0125232, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 17th day of October, 2007.

My Commission Expires: 8/16/09

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Rutherford

On this the 17th day of October, 2007, before me personally appeared Pamela Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Shane Smith, and who acknowledged that Pamela Smith executed the same as the free act and deed of the said Jeffrey Shane Smith by virtue of that Power of Attorney, duly executed by the said Jeffrey Shane Smith and appearing of record in Instrument Number 20071023-0125233 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 17th day of October, 2007.

My Commission Expires: 8/16/09

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public