WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13 139136

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise M. McCormick	Countrywide Bank, FSB	149-03-038
(NAME)	(NAME)	
2528 Edge O Lake	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37204	
(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, James Robert Smith, David Roy Smith, and Bradley Carroll Dickerson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denise M. McCormick, an unmarried woman, 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. 442 on the Plan of Edge-O-Lake Subdivision, Section 6 of record in Plat Book 3700, Page 16, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot no. 442 fronts 80 feet on the northerly side of Edge-O-Lake Drive and runs back 136.89 feet on the easterly line and 143.98 feet on the westerly line to a dead line in the rear on which it measures 95.39 feet.

Being the same property conveyed to James E. Smith and wife, Carolyn P. Smith, by deed of record in Book 6594, Page 574, Register's Office for Davidson County, Tennessee. James E. Smith predeceased Carolyn P. Smith . Carolyn P. Smith died testate leaving the hereinabove property to her children James Robert Smith, David Roy Smith, and Bradley Carroll Dickerson reference probate number 07P385, Davidson County Probate Court.

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

This instrument is executed on behalf of David Roy Smith by James Robert Smith as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20071231-0149158, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2528 Edge O Lake, 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 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.

Davidson County DEEDWARR
Recvd: 12/31/07 13:31 2 pgs
Fees:13.00 Taxes:532.80

20071231-0149159

Witness our hands this 20th day of December, 2007.

Bradley Carroll Dickerson

James Robert Smith

David Roy Smith by James Robert Smith, his attorney in fact

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 James Robert Smith and Bradley Carroll Dickerson 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 purpose therein contained.

On this the 20th day of December, 2007, before me personally appeared James Robert Smith, the person who executed the foregoing instrument on behalf of David Roy Smith and who acknowledged that he executed the same as the free act and deed of the said David Roy Smith, through Power of Attorney granted he by the said David Roy Smith.

Witness my hand and official seal at Nashville, Tennessee this 20th day of December, 2007.

Commission expires: 2/22/2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES RUTHERFORD COUNTY

Notary Public