File No. 280400961

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/25/08 10:56 2 pgs
Fees:13.00 Taxes:495.80
20080425-0042297

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula Richardson	CTX Mortgage Company	122010A378.00CO
(NAME)	(NAME)	
311 Doe Ridge Court.	P.O. Box 199114	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75219-9114	
(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, I, Leslie E. Smith, married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Paula Richardson, unmarried, 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:

Land in Davidson County, Tennessee being Unit No. 44, Woodland Pointe, Phase 9, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200010110101044 and amended in Instrument No. 200207250089575 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Leslie E. Smith, unmarried by Warranty Deed from Ole South Properties, Inc., of record in Instrument No. 20031201-0172752, Register's Office for Davidson County, Tennessee dated November 26, 2003.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Declaration of covenants, conditions and restrictions of record in Instrument Nos. 200006070056981, 200010110101044, and 200207250089575, said Register's Office.

Landscape easement to Metropolitan Government of Nashville of record in Instrument No. 200006120058346, said Register's Office.

HOA Charter of record in Instrument Nos. 200010130102000 and 200202220022863, said Register's Office.

By-laws of record in Instrument No. 200801040001237, said Register's Office.

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 311 Doe Ridge Court Nashville, TN 37214
(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 24th day of April, 2008.

Leslie E. Smith

Hanif Mohammad

HANIF MOHAMMAD, HUSBAND OF LESLIE E. SMITH JOINS IN THIS INSTRUMENT TO CONVEY ANY AND ALL INTEREST HE HAS IN SAID PROPERTY.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Leslie E. Smith, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/24/2008.

Witness my hand at office this 24th day of April, 2008.

Commission expires:

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

Notary Public

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Hanif Mohammad, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/24/2008.

Witness my hand at office this 24th day of April, 2008.

Commission expires: 9-27-2009

WILLIAM R. SORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

File Number: 280400961

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027