File No. 280401520

WARRANTY DEED

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$107,050.00**

Alcira Espinoza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF ~~MAY, 2008.~~

Notary Public

MY COMMISSION EXPIRES: 12/09/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alcira Espinoza	**Mortgage Investors Group**	**Map 61-15** **Parcel 360.00**
(NAME) **3816 Katherine Street**	(NAME) **8320 East Walker Springs Lane**	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Knoxville, TN 37923**	
(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,

Thomas W. Smith and wife, Jennifer Lynn Smith

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Alcira Espinoza, an unmarried woman,

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 Lot No. 282 on the Plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 282 fronts 100 feet on the Easterly side of Katherine Street and runs back parallel lines 182.4 feet to a West line of Lot No. 275.

BEING the same property conveyed to Thomas W. Smith by Quitclaim Deed dated July 31, 2001, from Robert V. Smith, Sr., of record by Instrument No. 20010731-0081155 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

Jennifer Lynn Smith joins in this conveyance to relinquish any and all right marital, homestead, or otherwise, which she may have I the herein described property, by virtue of her marriage to Thomas W. Smith.

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 **3816 Katherine Street, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 05/28/08 14:02 2 pgs
Fees:13.00 Taxes:396.09

20080528-0054331

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 our hands this 23rd day of May, 2008.

Thomas W. Smith

Jennifer Lynn Smith

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 **Thomas W. Smith and wife, Jennifer Lynn 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 23rd day of May, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280401520

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072