WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/08 13:50 2 pgs
Fees:13.00 Taxes:658.60

20080825-0087272

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST 2008.

Notary Public

MY COMMISSION EXPIRES: October 25, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd. Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose P. Palacios	**New South Federal Savings Bank**	149-06-0-091.00
(NAME)	(NAME)	
2517 Johnson Ridge Road	**210 Automation Way**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Birmingham, AL 35210**	
(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, **Lacey Smith, and wife, Melissa Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose P. Palacios and Teresa M. Aguilar**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2517 Johnson Ridge Road, 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.

Witness our hands this 21st day of August 2008.

Lacey Smith

Melissa Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lacy Smith and Melissa Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st August 2008.

Commission expires:
March 9, 2010

KEVIN LAMONT MOORE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires March 9, 2010

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) No. 3, as shown on the map entitled the Plan of the addition to A. S. Johnson Property, of record in Plat Book 6050, page 515, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MELISSA RIBE, AN UNMARRIED WOMAN AND LACY SMITH, AN UNMARRIED WOMAN, by deed from JOSEPH E. MOLLISH AND WIFE, CINDY R. MOLLISH, of record as Instrument No. 20030508-0061660, dated April 30, 2003, said Register's Office. Further being Quitclaimed to LACY SMITH AND WIFE, MELISSA SMITH, of record as Instrument No. 20030725-0104143, dated July 22, 2003, said Register's Office.