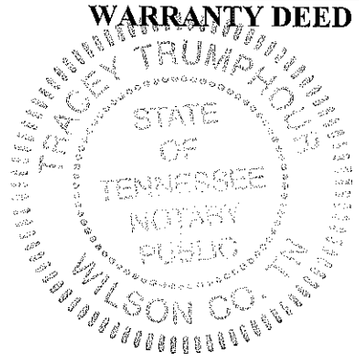
File No. 281100730

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,610.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/31/08 15:17 3 pgs
Fees:18.00 Taxes:442.56
20081231-0124112

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Richard Smith	Bradley Richard Smith	08608-0-091.00
(NAME) 1027 Stonehollow Way	(NAME) 1027 Stonehollow Way	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(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, Henry Seligmann and wife, Lora McNabb Seligmann, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Bradley Richard Smith and Ivanka Smith, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 365, on the Plan of Camden Woods, Phase One, as of record in Book 6900, Page 697 and 698, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry Seligmann Jr. and wife, Lora McNabb Seligmann by Warranty Deed dated February 12, 1998 from Cendant Mobility Services Corporation, a Delaware Corporation of record in Deed Book 10801, page 436, Register's Office for said County.

And for Collateral Purposes only:

Being the northerly part of Lot 25, Zone Lot Division Lots 22-28 and Lots 68-73, on the Plan of East Lake Subdivision, of record in Plat Book 5200, Page 342 and amended in Book 5800, page 151, 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 Bradley Smith and Ivanka Smith, husband and wife by Special Warranty Deed dated August 20, 2007 from The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee of record in Instrument No. 20080109-0002732, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 697 and 698, Register's Office of said County.

Subject to Restrictive Covenants of record in Deed Book 7675, Page 926, Deed Book 7620, Page 561 and Instrument No. 200809240096976, Register's Office of said County.

Subject to By-Laws of record in Deed Book 7620, page 583, Register's Office of said County.

Subject to HOA Charter of Homeowner's Association as shown of record in Book 7661, Page 32, Register's Office for said County.

Subject to Quitclaim to HOA for open space of record in Deed Book 7783, page 585, Register's Office of said County.

Bradley R. Smith, Bradley Richard Smith and Brad Smith being one in the same person.

Henry A. Seligmann and Henry A. Seligmann, Jr. being one on the same person.

Lora M. Seligmann and Lora McNabb being one in the same person.

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 1573 Market Square, Hermitage, TN 37076
(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 22nd day of December, 2008.

Lora McNabb Seligmann

Henry Seligmann, by Lora M. Seligmann Atty in fact
Henry Seligmann, By: Lora M. Seligmann, His Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lora McNabb Seligmann 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 at office this 22nd day of December, 2008.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, Tracey Trumpbour the undersigned Notary Public in and for the State and County aforesaid, Lora M. Seilgmann, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 20081231-0124110 Registers Office for Davidson, the **Attorney-in-Fact** of Henry A. Seilgmann (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 12/22/2008.

My Commission Expires: 11-28-09

, Notary Public.

TRACEY TRUMPHOUD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

File Number: 281100730
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/23/2011

280100842