BILL GARRETT, Davidson County
Trans:T20090038375 DEEDWARR
Recvd: 06/09/09 13:01 2 pgs
Fees:13.00 Taxes:444.00

20090609-0053510

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2009. Notary Public MY COMMISSION EXPIRES: 2/28/12 (AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin D. Steward	First Community Mtg Inc	**43-14B-22CO**
(NAME)	(NAME)	
2305 Franco Road	1610 South Church St, Ste A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro TN 37130	
(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 K. Smith, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin D. Steward,*** **married,** 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:

* aKa Robin D. Beard

Land in Davidson County, Tennessee, being Lot 22, Lainer Park, Phase One, as shown on plat of record in Instrument 20021022-0129511, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James K. Smith, unmarried by deed dated October 9, 2006 and recorded on October 13, 2006 from Affordable Housing Resources, Inc. of record in Instrument No. 20061013-0127336, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2305 Franco Road, Madison, TN 37115**
(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 my hand this **1st day of June, 2009**.

James K. Smith

STATE OF TENNESEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **James K. Smith, unmarried** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the sam e as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2009.

Commission expires: **5/6/2013**

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN