File No. 210040274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100026298 DEEDWARR
Recvd: 05/03/10 11:07 2 pgs
Fees:13.00 Taxes:475.45
20100503-0033498

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angelina E. Smith	Franklin American Mortgage Company	053060B02100
(NAME)	(NAME)	
2216 Riverway Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(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, **Amado Torres and wife, Jennifer Wage Torres**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Angelina E. Smith and wife, Brian R. Smith**, 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. 232 on the Plan of Phase 2, Waterford Subdivision, of record in Plat Book 7900, Pages 412-413, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amado Torres and wife, Jennifer Wage Torres by deed from Mark A. Jakubowski, Jr. and wife, Constance S. Jakubowski of record in Instrument No. 20030814-0116847 on 08/12/2003 and filed for record on 08/14/2003, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to Amado Torres and wife, Jennifer Wage Torres by deed from Mark A. Jakubowski, Jr. and wife, Constance S. Jakubowski of record in Instrument No. 20030814-0116847 on 08/12/2003 and filed for record on 08/14/2003, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 7900, Page 412-413, said Register's Office. Restrictions of record in Book 7463, Page 294, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 8694, Page 216 and Book 8699, Page 462, said Register's Office. By-Laws of record in Book 8715, Page 583, as amended in Instrument No. 20090309-0020515, said Register's Office. Charter of Homeowner's Association as shown of record in Book 8711, Page 701, Register's Office for said County. Quitclaim Deed to the Homeowner's Association as shown of record in Book 8715, Page 590, 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 2216 Riverway Drive, Old Hickory, TN 37138
(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 30th day of April, 2010.

Amado Torres

Jennifer Wage Torres

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 Amado Torres and Jennifer Wage Torres 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 30th day of April, 2010.

Commission expires: October 23, 2012

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie Notary Public

File Number: 210040274

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075