File No. 210090177

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-2-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/04/10 14:57 3 pgs
Fees:18.00 Taxes:332.63
20101004-0079249

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Davis	Superior Bank	
(NAME) 3202 Lakeford Drive	(NAME) 17 North 20th Street	MAP/PARCEL 1080801600
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham, AL 35203	
(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, Steven A. Smith, a married man and Wife, Stephanie L. Smith**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert E. Davis, a single man**, hereinafter called the grantee(s), HIS 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 the southerly part of Lot No. 27 on the Plan of Zone Lot Division, Lots 22 thru 28 and 68 thru 73, East Lake Subdivision, of record in Plat Book 5200, Page 342 and amended in Plat Book 5800, Page 151, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the easterly boundary of Lakeford Drive, said point being on the common boundary of Lots 27 and 28; East Lake Subdivision; thence following the easterly boundary of Lakeford Drive in a northerly direction, 50.76 feet to a point; thence South 53 deg. 8 Min 56 sec East 111.40 feet to a point; thence South 36 deg. 51 min 4 sec. West 33.07 feet to a point; thence following the common boundary of the said Lots 27 and 28, 110.44 feet to the beginning (erroneously shown as 1111.40 in prior deed)

Being the same property conveyed to STEVEN A. SMITH by Deed from CITIFINANCIAL MORTGAGE COMPANY INC., dated 05/01/2003 and filed for record on 06/19/2003 in Instrument No. 20030619-0084966, Register's Office for DAVIDSON County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80, said Register's Office.

Deed of Conveyance of record in Book 5968, Page 985, and Book 5969, Page 22, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Stephanie L. Smith joins in this conveyance to convey any and all rights she may have in this property.

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 3202 Lakeford Drive, Nashville, TN 37214

(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), HIS 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), HIS 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 28th day of September, 2010.

Steven A. Smith

Stephanie L. Smith

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven A. Smith, a married man,* with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

*** and Wife, Stephanie L. Smith**

Witness my hand and official seal at Mt Juliet, Tennessee, this 9/28/2010.

My Commission Expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210090177

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

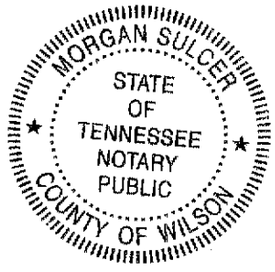
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013