WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine C. LaDage	Wells Fargo Bank	
(NAME)	(NAME)	
528 Bonerwood Court	P.O. Box 11701	147-10-208
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Newark, NJ 07101	
(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, **TIFFANY ANN SMITH AND HUSBAND, DEREK SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE C. LADAGE, MARRIED,** HEREINAFTER CALLED THE GRANTEES, HER 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.40 on the Plan of Section II, Parkview Estates, as of record in Book 3700, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany Ann Gaines and Derek Lynn Smith, as joint tenants with rights of survivorship by deed from Melanie N. Friebel, unmarried of record in Instrument No. 20040914-0110546, Register's Office for Davidson County, Tennessee, dated August 20, 2004. And being the same property conveyed to Tiffany Ann Smith and Derek Lynn Smith, wife and husband, as joint tenants with rights of survivorship and not as tenants in common by deed from Tiffany Ann Smith, formerly known as Tiffany Ann Gaines and Derek Lynn Smith, wife and husband, as joint tenants with right of survivorship of record in Instrument No. 20070416-0044896, Register's Office for Davidson County, Tennessee, dated March 24, 2007.

This conveyance is subject to (a) 2010 real property taxes which have been paid; (b) all matters appearing on the plan of record in Book 3700, page 87, said Register's Office; and (c) restrictive covenants of record in Book 4094, page 686, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 528 Bonerwood Court, Nashville, TN 37211

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

BILL GARRETT, Davidson County
Trans:T20100068980 DEEDWARR
Recvd: 11/01/10 11:01 2 pgs
Fees:13.00 Taxes:688.20
20101101-0087149

Witness our hands this 29th day of October, 2010.

Tiffany Ann Smith

Derek Smith

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 Tiffany Ann Smith and Derek Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2010.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013