# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/11 15:13 3 pgs
Fees:18.00 Taxes:876.90
**20110317-0021163**

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$237,000.00.**

Affiant

Subscribed and sworn to before me this 11th day of March, 2011.

Notary Public
My Commission expires: July 16, 2011
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Shirallene J. Smith | USAA Federal Savings Bank | 181-10-0A-147.00.CO |
| 6905 Scarlet Ridge Drive | 10750 McDermott Freeway | |
| Brentwood, TN 37027 | , San Antonio, TX 78288 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Danielle Dubetz and Marcia Millican,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shirallene J. Smith and Joshua D. Smith, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 401 on the plan of Final Plat of Phase Four, Autumn Oaks Subdivision, of record in Instrument Number 20020523-0062993, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Danielle Dubetz and Marcia Millican, by deed from Shellie Wallace, as Successor Trustee and Deanna Dorrough, as Co-Trustee, on September 8, 2010, of record in Instrument Number 20100929-0077505, Register's Office for Davidson County, Tennessee.**

**Grantors warrant that they hve never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20020523-0062993, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20100414-0028160; and Instrument Number 20101206-0096935, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20010912-0099442, Register's Office for Davidson County, Tennessee.
- Surveyor's Certificate of Correction of record in Instrument Number 20030903-0127451; and Instrument Number 20030110-0004644, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6905 Scarlet Ridge Drive, Brentwood, TN 37027**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this March 11, 2011.

**Danielle Dubetz**

Marcia Millican by as attorney in fact
**Marcia Millican**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Danielle Dubetz** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 11, 2011.

My commission expires 8/23/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Danielle Dubetz**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Marcia Millican**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Marcia Millican, the bargainor(s), by the said Danielle Dubetz, as Attorney-in-Fact.

WITNESS my hand and seal, this 11th day of March, 2011.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**CERTIFICATE OF AUTHENTICITY**

I, Christopher R. Jackson, 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.

Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: June 20, 2011

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