File No. 110161

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/11 11:21 3 pgs
Fees:18.00 Taxes:571.65
20110421-0030821

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Chase D. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/23/15
(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase D. Moore (NAME)	Prime Lending, A PlainsCapital Co. (NAME)	161-10-0A-222.00
4945 Yorkshire Rd (ADDRESS)	18111 Preston Rd, Suite 900 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

FOR AND IN 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, **Nancy R. Smith, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase D. Moore, unmarried, and Mario L. Calderon, unmarried, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Villages of Brentwood, Phase Three as of record in Plat Book 6250, page 918, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harry F. Smith and wife, Nancy R. Smith by deed from CitiCapital Relocation, Inc., dated October 29, 2001 and recorded on November 20, 2001 as Instrument No. 20011120-0127517, Register's Office, Davidson County, Tennessee. Harry F. Smith died August 6, 2002.

Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Book 6852, page 497, and Book 8507, page 831, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4945 Yorkshire Rd., 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 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.

File No. 110161

Witness my hand this 11 day of April, 2011.

Nancy R. Smith

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY R. SMITH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of April, 2011.

Brandy L. Turner
Notary Public

Commission expires:

February 26, 2012

BRANDY L. TURNER
Notary Public, State of Texas
My Commission Expires
February 26, 2012

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rosemary P Smithson
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

