File No.

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033650 DEEDWARR
Recvd: 06/06/11 10:34 2 pgs
Fees:13.00 Taxes:1109.63
20110606-0043110

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00

Jenny Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 20 11.

Michelle Reynolds
Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew H. Ryan, Attorney
Stewart Title Company
5301 Kingston Pike
Knoxville, TN 37919

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbi L Smith (NAME)	Myers Park Mtg (NAME)	180030A12100 CO
7145 Holt Run Drive (ADDRESS)	141 Providence Rd (ADDRESS)	
Nashville, Tn 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28207 (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), WILLIAM PRINCE, III AND FONDA PRINCE, HUSBAND AND WIFE , hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Bobbi L Smith, unmarried, 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 all of Lot No. 57, on the plan of Section Three, Stone Creek Park, R20 Residential P.U.D. of record in Plat Book 9700, Page 956, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to WILLIAM PRINCE, III AND FONDA PRINCE, HUSBAND AND WIFE by deed from BRENDAN P. CALLAGHAN AND WIFE, CHRISTINE M. CALLAGHAN, dated MAY 27, 2004 and filed of record in Instrument No. 20040602-0064252, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is made subject to all applicable easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record in the Register's Office, DAVIDSON County, Tennessee.

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 7145 HOLT RUN DRIVE, 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(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 10 day of August, 2010.

William Prince
WILLIAM PRINCE, III

Fonda Prince
FONDA PRINCE

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM PRINCE, III, HUSBAND OF FONDA PRINCE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of August, 2010

Commission expires: 9-23-2013

George I. Woody

Notary Public

GEORGE I. WOODY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: Sept. 23, 2013

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named FONDA PRINCE, WIFE OF WILLIAM PRINCE, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of August 2010

Commission expires: 9-23-2013

George I. Woody

Notary Public

GEORGE I. WOODY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: Sept. 23, 2013

File Number:

RETURN TO: