WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033840 DEEDWARR
Recvd: 06/06/11 15:32 2 pgs
Fees:13.00 Taxes:1036.00
20110606-0043339

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. Smith	A Plainscapital Company PrimeLending,	16105004100
(NAME)	(NAME)	
5432 San Marcos Drive	18111 Preston Road #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Dallas, TX 75252	
(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, **Evangeline B Whitley and Stacy Whitley Cornwall**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William C. Smith and Daniel N. Travis Tenants in Common with Right of Survivorship** hereinafter called the GRANTEE(S), their heirs and/or 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. 11 on the Plan of Hillview Estates, as of record in Plat Book 3600, Page 89 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stacy Whitley Cornwall and Evangeline B. Whitley by Deed from Evangeline B. Whitley, dated 11/12/2010 and filed for record on 11/12/2010 in Instrument No. 20101112-0090689, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of Davidson Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Plat Book 3600, Page 89, said Register's Office.
Restrictions of record in Book 3836, Page 719, said Register's Office.

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 5432 SAN MARCOS Drive, NASHVILLE, TN 37220

File No.: 01288-3129
SMG TN Warranty Deed

(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/or 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/or 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 our hands this 3rd day of June, 2011.

Evangeline B. Whitley

Stacy Whitley Cornwall

Russell Paul Cornwall*

*Russell Paul Cornwall husband of Stacy Whitley Cornwall joins in this instrument to convey any and all interest he has in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Evangeline B. Whitley, Stacy Whitley Cornwall and Russell Paul Cornwall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 3rd day of June, 2011.

Notary Public
My Commission Expires: 11/03/13

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027