WARRANTY DEED

File #11062460

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2011.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 8/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Golden	Prime Lending, A Plains	106-15-7
(NAME)	(NAME)	
74 Scobey Drive	18111 Preston Road, Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Dallas, TX 75252	
(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, I/WE, **Stephanie G. Smith and husband, Phillip S. Smith,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Golden, a single person,** 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:

Being Lot No. 91, on the map of Raymond Heights, as the same appears of record in Plat Book 1424, Page 141, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Phillip B. Smith and Stephanie G. Smith by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington D.C., dated 12/17/1998, of record in Book 11275, Page 364, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 1424, Page 141, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **74 Scobey Drive, Nashville,TN,37210**

(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.

BILL GARRETT, Davidson County
Trans:T20110040386 DEEDWARR
Recvd: 07/06/11 10:41 2 pgs
Fees:13.00 Taxes:466.20
20110706-0051596

Witness our hands this 24th day of June, 2011.

Stephanie G. Smith

Stephanie G. Smith

Phillip S. Smith

Phillip S. Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Stephanie G. Smith and Phillip S. Smith , 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 the purposes therein contained.

Witness my hand and official seal at office, this 24th day of June, 2011.

Vanessa E Allen

Notary Public

Commission expires:

8/16/14

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130