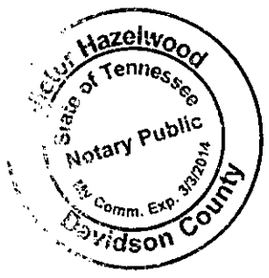
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
1638

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Queen Saunyama	United Wholesale Mortgage	
(NAME)	(NAME)	
3503 New Windsor Ct.	555 S. Adams	150 030 174.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Birmingham, MI 48009	
(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, WE, Patricia S. Phipps, as Personal Representative of the Estate of Roy Eugene Smith and Patricia S. Phipps and Roy Eugene Smith, Jr. and Marilyn Smith Burney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Queen Saunyama, unmarried, 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. 43B on the Plan of Chelsea of Priest Lake, Section I-B, Zone Lot Division of Lots 43-47, of record in Book 6250, Page 264, Register's Office for Davidson County, Tennessee, described as follows;
Said Lot No. 43B Fronts 45.77 feet on the easterly margin of Windsor Court and extends back 98.32 feet on the northerly line and 120.43 feet on the southerly line to a dead line in the rear measuring 92.36 feet thereon.

Being the same property conveyed to Roy E. Smith and wife, Dorothy M. Smith, by deedof record in Book 10091, Page 263, Register's Office for Davidson County, Tennessee. Dorothy M. Smith having predeceased Roy E. Smith. Roy E. Smith a.k.a Roy Eugene Smith died testate after he signed contract for the sale leaving Patricia S. Phipps as Personal Representative reference Small Estate probate #11P956, Davidson County Probate Court. Also, reference heirship affidavit Instrument No. 20110818-0064000 showing Patricia Smith Phipps, Marilyn Smith Burney and Roy Eugene Smith, Jr as legal heirs and being one and the same as the beneficiaries in the will of Roy E. Smith.

This instrument is executed on behalf of Roy Eugene Smith, Jr. by Patricia Smith Phipps as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110818-0064001, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Marilyn Smith Burney by John Phipps as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110818-0064002, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3503 New Windsor Ct., Antioch, TN 37013

(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:T20110050969 DEEDWARR
Recvd: 08/18/11 13:13 2 pgs
Fees:13.00 Taxes:292.30



20110818-0064003

Witness our hands this 4th day of August, 2011.

Roy E. Smith Jr. by Patricia S. Phipps Attorney-in-fact
Roy Eugene Smith, Jr.

Marilyn Smith Burney By: John Phipps
Marilyn Smith Burney

The Estate of Roy Eugene Smith

By: Patricia S. Phipps
Patricia S. Phipps, as personal representative

Patricia S. Phipps
Patricia S. Phipps

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia S. Phipps 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 purpose therein contained.

AND

On this the 4th day of August, 2011, before me personally appeared Patricia Smith Phipps, the person who executed the foregoing instrument on behalf of Roy Eugene Smith, Jr. and who acknowledged that she executed the same as the free act and deed of the said Roy Eugene Smith, jr., through Power of Attorney granted her by the said Roy Eugene Smith, Jr. executed the within instrument for the purpose therein contained.

AND

On this the 4th day of August, 2011, before me personally appeared John Phipps, the person who executed the foregoing instrument on behalf of Marilyn Smith Burney and who acknowledged that he executed the same as the free act and deed of the said Marilyn Smith Burney, through Power of Attorney granted he by the said Marilyn Smith Burney.

AND

On this the 4th day of August, 2011 before me, personally appeared Patricia Smith Phipps as Personal Representative of the Estate of Roy Eugene Smith, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 4th day of August, 2011.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County