WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2011.

My Commission Expires September 9, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Franklin Pargh	Fifth Third Mortgage Company	116-033.01
(NAME)	(NAME)	
813 Magnolia Court E	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45227	
(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, Keith M. Smith and wife, Rebecca A. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin Pargh and Lana Pargh, husband and wife, 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 37, FINAL PLAT OF MAGNOLIA PLACE, as shown on plat of record in Plat Book 7900, Page 729, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Keith M. Smith and wife, Rebecca A. Smith by Warranty Deed from Carl A. Tucker and wife, Dorothy Durham Tucker, recorded on the 27th day of February, 2001 in Instrument No. 20010227-0017948, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 9367, Page 807, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been paid and assumed by the Grantees herein.

This instrument is being executed in behalf of Kevin M. Smith pursuant to a Power of Attorney executed by same on the 26th day of October, 2011, and being filed for record simultaneously herewith.

BILL GARRETT, Davidson County
Trans:T20110068647 DEEDWARR
Recvd: 11/02/11 09:13 2 pgs
Fees:13.00 Taxes:847.30
20111102-0085165

unimproved ☐

This is improved ☑ property, known as 813 Magnolia Court E, Nashville, TN 37221
(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.

Witness our hands this 28th day of October, 2011.

Keith M. Smith
Keith M. Smith
By: Rebecca A Smith
Rebecca A. Smith, Attorney-in-fact

Rebecca A. Smith
Rebecca A. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Keith M. Smith,* to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Keith M. Smith, acting as that person's agent and attorney in fact, and the said Keith M. Smith,* acknowledged that she executed the foregoing instrument as agent and attorney in fact for Keith M. Smith for the purposes therein contained.

*Rebecca A. Smith

WITNESS my hand and seal, this 28th day of October, 2011.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca A. Smith, 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 at office at Brentwood, Tennessee, this 28th day of October, 2011.

My Commission Expires:

Notary Public

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015