BILL GARRETT, Davidson County
Trans:T20120045490 DEEDWARR
Recvd: 06/20/12 11:04 2 pgs
Fees:13.00 Taxes:490.25

20120620-0054003

WARRANTY DEED

G-ANM-12-3206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenny Silva	Access National Mortgage	
3206 Kinross Avenue (ADDRESS)	1800 Robert Fulton Dr., Ste. 350 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	133-2-169.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANDREW K. SMITH AND JEMMIE K. GODWIN SMITH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNY SILVA AND WIFE, SUZANNE FOLAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30, PLAT OF AIRDRIE SUBDIVISION B, PROPERTY OF D.C. BUELL, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 42, 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 ANDREW K. SMITH, AN UNMARRIED MAN AND JEMMIE K. GODWIN, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM ESTATE OF GILBERT DEAN RAUSCHENBERG, BY DEBORAH RAUSCHENBERG, EXECUTOR OF THE ESTATE OF GILBERT DEAN RAUSCHENBERG, RECORDED ON THE 18TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071218-0145101, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JEMMIE K. GODWIN HAVING SINCE MARRIED AND IS NOW KNOWN AS JEMMIE K. GODWIN SMITH.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 547 PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3206 Kinross Avenue, Nashville, Tennessee 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.

[redacted]

Warranty deed

Witness my/our hand(s) this 13th day of June, 2012.

Andrew K. Smith

Jemmie K. Godwin Smith

STATE OF Washington
COUNTY OF Snohomish

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew K. Smith and Jemmie K. Godwin Smith, the within named bargainor, 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 and official seal, this the 13th day of June, 2012.

Notary Public

My Commission Expires:
11-4-2012
(SEAL)

ROSEMARY A. MURPHY
COMMISSION EXPIRES
NOTARY
PUBLIC
11-4-2012
STATE OF WASHINGTON

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903