WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120061423 DEEDWARR
Recvd: 08/17/12 09:02 2 pgs
Fees:13.00 Taxes:506.90

20120817-0073737

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curtis L. Smith III	Franklin American Mortgage Company	098-02-0-024.00
(NAME)	(NAME)	
5201 Lana Renee Court	501 Corporate Center Drive #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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, **Tina Ruth Burgess now known as Tina Burgess Kornguth and husband, David Kornguth**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Curtis L. Smith III, an unmarried man**, 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 all of Lot No. 45, on the Plan of the Resubdivision of Lots 42-56 Roxborough, as shown by plat appearing of record in Plat Book 5210, Page 76, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tina Ruth Burgess by QuitClaim Deed dated March 14, 1996, from Daniel Curtis Burgess of record on March 17, 1996, in Book 10382, Page 34, Register's Office for Davidson County, Tennessee.
The said Tina Ruth Burgess having since married and is now known as Tina Burgess Kornguth.

And previously being the same property conveyed to Daniel C. Burgess and wife, Tina R. Burgess by Deed dated December 14, 1993, from Donald E. Tatum and wife, Anna M. Tatum and filed for record on December 16, 1993, in Book 9188, Page 588, Register's Office for said County, Tennessee.

Real Property Taxes for the year 2012, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 5210, Page 76, Register's Office of said County.

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 5201 Lana Renee Court, Hermitage, TN 37076

(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 my hand this 15th day of August, 2012.

Tina Burgess Kornguth

David Kornguth

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina Burgess Kornguth and David Kornguth, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2012.

Notary Public
My Commission Expires: 11-5-2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122