File No. 121003

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120071939 DEEDWARR
Recvd: 09/24/12 15:52 2 pgs
Fees:13.00 Taxes:1147.00
20120924-0086778

DEBORAH A. AAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 12/28/13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Smith	Same as new owner	142-16-0C-003.00
(NAME) 708 Devon Way Court		
(ADDRESS) Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Michael B. Godwin and wife, Elizabeth Godwin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth J. Smith and wife, Martha M. Roche Smith, 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. 3 on the Final Plat of Devon Highlands, Phase I, a Planned Unit Development, of record in Plat Book 7900, Page 428, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael B. Godwin and wife, Elizabeth Godwin by warranty deed from Bradley E. Jacob D/B/A Rachelle Homes, dated 3/24/93 and recorded on 3/31/93 in Book 8900, Page 996, Register's Office for Davidson County, Tennessee. Sharon L. Jacob joined in the execution of this instrument as spouse of Bradley E. Jacob. See Power of Attorney for Sharon L. Jacob of record in Book 8621, Page 961, said Register's Office.

Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 7517, page 283; amended in Book 7517, Page 367, Book 8180, Page 222, Book 8712, Page 618, Book 8712, Page 620, Book 8796, page 410, Book 8796, Page 416, Book 9150, Page 182, Book 9492, Page 594 and Book 10692, Page 750; amended By-Laws of record in Book 10692, Page 753, said Register's Office.

Subject to HOA Charter of record in Book 7520, Page 564, said Register's Office.

Subject to Conveyance of Common Area of record in Book 9618, Page 880, said Register's Office.

Subject to Storm Water Detention Agreement of record in Book 8611, Page 31, said Register's Office.

Michael B. Godwin executed this instrument on behalf of Elizabeth Godwin pursuant to a Power of Attorney of record in Instrument No. 20120924-0086777, Register's Office, Davidson County, Tennessee.

File No. 121003

unimproved ☐

This is improved ☒ property, known as 708 Devon Way Court, 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 19th day of September, 2012.

Michael B. Godwin

Elizabeth Godwin By Michael Godwin Her Attorney in Fact

Elizabeth Godwin by Michael B. Godwin
her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael B. Godwin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of September, 2012.

Rebecca Campbell State Of Tennessee Notary Public Sumner County

Commission expires:

1-26-16

Rebecca Campbell

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael B. Godwin with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Elizabeth Godwin as her Attorney in Fact as the free act and deed of the within named Elizabeth Godwin.

Witness my hand and official seal this 19 day of September, 2012.

Rebecca Campbell State Of Tennessee Notary Public Sumner County

Commission expires:

1-26-16

Rebecca Campbell

Notary Public