STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF Aug, 2012.

NOTARY PUBLIC

My Commission expires: May 5, 2015

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 12060010

Address of New Owner
Livia Smith
2662 Barclay Dr.
Nashville, TN 37206

Send Tax Bills To:
~~Same~~
Mortgage Inv Grp.
8320 E. Walker Springs ~~Blvd~~ Lane, Ste 200
Knoxville, TN 37923

Tax Information
083-16-0-013

083-16-0 013.00

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Peggy Jo Rambo f/k/a Peggy Jo Poirier** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Livia Smith,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

and Rosemary R. Black, both unmarried, as joint tenants w/rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Fortland Park Section 3, Addition 1, as of record in Book 3106, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 263 fronts 90 feet on the westerly side of Barclay Drive and runs back between lines 200.73 feet on the southerly said and 189.86 feet on the northerly side to a dead line in the rear which is a broken line on which it measure 92.77 feet.

Being the same property conveyed to Richard P. Poirier and wife, Peggy N. Poirier by deed from Village Builders, Inc., dated 10/30/1965, of record in Book 3460, page 543, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Peggy Jo Rambo f/k/a Peggy Jo Poirier by Final Decree, dated 01/24/1969, of record in Book 4344, page 351 Register's Office for Davidson County, Tennessee. Peggy Jo Rambo and Peggy Jo Poirier are one and the same person.

This is improved property generally located:
2662 Barclay Dr., Nashville, TN 37206

**SUBJECT TO THE FOLLOWING:**

1. 2012 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown of record in Plat Book 3106, page 88 Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Return to:
~~Foundation Title & Escrow, LLC~~
~~80 Burton Hills Blvd, Suite 175~~
~~Nashville, TN 37215~~

BILL GARRETT, Davidson County
Trans: T20120075287 DEEDWARR
Recvd: 10/04/12 09:23 2 pgs
Fees: 13.00 Taxes: 481.00
20121004-0090829

**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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Peggy Jo Rambo** has/have caused this instrument to be executed, this the 31 day of July, 2012.

Peggy Jo Rambo

**Peggy Jo Rambo**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Peggy Jo Rambo,** 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.

This the 31 day of July, 2012.

My commission Expires: 4/29/14

NOTARY PUBLIC

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste C~~
Mt. Juliet, TN 37122