BILL GARRETT, Davidson County
Trans: T20120082832 DEEDWARR
Recvd: 10/31/12 10:06 2 pgs
Fees: 13.00 Taxes: 529.10
20121031-0099886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 143,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2012.

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows: **KIMBERLY SMITH**	Send Tax Bills To: Prime Lending	Map-Parcel Numbers: **16413001800**
5613 CEDAR ASH CROSSING	18111 Preston Rd #900	
ANTIOCH, TN 37018~~3~~	Dallas, TX 75252	

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 ACKNOWLEDGE, WE,

TERRE~~A~~NCE M BUCHANAN and ANTWANA T SMITH, HUSBAND AND WIFE
(B)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIMBERLY SMITH AND ALEX SMITH, WIFE AND HUSBAND

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 317, ASHEFORD CROSSING, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 937, 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 TERRENCE M BUCHANAN AND ANTWANA T SMITH BY WARRANTY DEED FROM BRANDY WILLIAMS, F/K/A BRANDY W MCNEAL AND HUSBAND, GREGORY WILLIAMS DATED 03/14/08 AND RECORDED ON 03/19/08 IN INSTRUMENT NO. 20080319-0027844, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 5613 CEDAR ASH CROSSING, ANTIOCH, TN 3701~~8~~3.

ATB

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 in 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 my/our hand(s) this 22nd day of October, 2012.

TERREANCE M BUCHANAN

ANTWANA T SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TERREANCE M BUCHANAN and ANTWANA T SMITH, the within named Grantors, 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, at office, this 22nd day of October, 2012.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Return To:

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