Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $359,900.00

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 17 day of May 2013.

Notary Public
My commission expires: 1-9-16

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sandella Gansheimer | ARK-LA-TEX FINANCIAL | 171080C00100 |
| 5511 Saddlewood Lane | 5160 TOMMYSON PKWY 2000 W | |
| Brentwood TN 37027-0000 | PLANO, TX 75024 | |

BILL GARRETT, Davidson County
Trans:T20130041860 DEEDWARR
Recvd: 05/20/13 13:13 2 pgs
Fees:13.00 Taxes:1331.63
20130520-0050609

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Richard M. Smith and wife Barbara J. Smith hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sandella Gansheimer an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the plan of Williamsburg at Brentwood Section 1 of record in Book 9700 page 99 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard M. Smith and wife Barbara J. Smith by deed from DeAnne L. Cotthoff and husband Stephen A. Cotthoff of record in Instrument No. 20000801-0076130 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Williamsburg at Brentwood Section 1 of record in Book 9700 Page 99, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9931 Page 627 and amended in Book 10301 Page 182; Book 10640 Page 953 and Book 10853 Page 318 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Williamsburg at Brentwood Homeowner's Association of record in Book 9935 Page 41

This property is improved property known as 5511 Saddlewood Lane, Brentwood, Tennessee 37027-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 17th day of May, 2013.

Richard M. Smith

Barbara J. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of May, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07664

Amy Cross Nance
State of Tennessee Notary Public
Williamson County