WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~16TH~~ 17th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

rec to return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Shoesmith	PrimeLending, A Plains Capital Company	53-6-B-19 CO
(NAME)	(NAME)	
2224 Riverway Drive	18111 Preston Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Cedric D. Davis and Carl T. Hall, Jr., Joint Tenants With Right of Survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brittany Shoesmith, married, 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. 230, on the Plan of Phase 2, Waterford, of record in Plat Book 7900, pages 412 and 413, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to Cedric D. Davis and Carl T. Hall, Jr., Joint Tenants With Right of Survivorship, by deed of record in Instrument Number 20040702-0079535, Register's Office for Davidson County, Tennessee.

Subject to all matters on boundary plat of record in Book 6900, page 540, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 8694, Page 216, Book 8699, Page 462, ~~Book 9432, Page 988~~, Book 9530, Page 185; By-Laws of record in Book 8715, Page 583, Register's Office for Davidson County, Tennessee. ~~Easements of record in Book 1717, Page 30 and~~ Book 2024, Page 225, Register's Office for Davidson County, Tennessee. Deed to Waterford HOA of record in Book 8715, page 590, Register's Office for Davidson County, Tennessee. Charter of Waterford HOA of record in Book 8711, page 701, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 2224 Riverway Drive, Old Hickory, TN 37138
(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.

BILL GARRETT, Davidson County
Trans:T20130042394 DEEDWARR
Recvd: 05/21/13 13:59 2 pgs
Fees:13.00 Taxes:551.30

20130521-0051279

Witness our hands this ~~16th~~ 17th day of May 2013.

Cedric D. Davis

Carl T. Hall Jr.

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 Cedric D. Davis and Carl T. Hall, Jr., 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 Franklin, Tennessee this 17th day of May 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017