BILL GARRETT, Davidson County
Trans:T20130047691 DEEDWARR
Recvd: 06/07/13 10:56 2 pgs
Fees:13.00 Taxes:577.20
20130607-0058072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 156,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2013.

Notary Public

My commission expires: 6/15/14

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **CHRISTY D. SMITH** | New Owner | **02607010700** |
| **103 BRENTON CT** | | |
| **GOODLETTSVILLE, TN 37072** | | |

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,

**ROBERT MCKENZIE and WIFE LISA MCKENZIE**

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

**CHRISTY D. SMITH, AN UNMARRIED WOMAN**

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. 185 on the plan of Windsor Green, Phase H, Section L as of record In Book 6250, page 988 and 989, corrected in Book 7205, page 890, in the Davidson County. Register's Office, to which plat reference Is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO ROBERT MCKENZIE AND WIFE, LISA MCKENZIE BY WARRANTY DEED FROM EQUITY TRUST COMPANY CUSTODIAN FBO BRIAN K. MULLINS IRA DATED 03/3/2009 RECORDED ON 03/04/2009 IN INSTRUMENT NO. 20090304-0019337 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 103 BRENTON CT, GOODLETTSVILLE, TN 37072.

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 30th day of May, 2013.

ROBERT MCKENZIE

LISA MCKENZIE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, ROBERT MCKENZIE and LISA MCKENZIE, 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 30th day of May, 2013.

Notary Public

My Commission Expires: 1/26/16




**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**