13-06-013

Davidson County	DEEDWARR
Recvd: 07/29/13 13:53	3 pgs
Fees:18.00 Taxes:610.50	
20130729-0078604	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/9/14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COREY D. WALL AND LAURA A. WALL, HUSBAND AND WIFE	Nations Lending Corporation (NAME)	01600019100
7175 Lama Terra Drive (ADDRESS)	4 Summit Park Drive, Ste. 200 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Independence, OH 44131 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAMELA L. (SMITH) BAKER AND DONALD D. SMITH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto COREY D. WALL AND LAURA A. WALL, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that 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. 10 ON THE PLAN OF RIDGEVIEW ESTATES, SECTION TWO, PHASE 1, OF RECORD IN BOOK 6900, PAGE 181, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DONALD SMITH AND WIFE, JOYCE L. SMITH BY WARRANTY DEED FROM LAMA TERRA LIMITED, A TENNESSEE LIMITED PARTNERSHIP OF RECORD IN BOOK 7332, PAGE 347, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. DONALD SMITH HAVING PREDECEASED JOYCE L. SMITH. JOYCE L. SMITH HAVING DIED TESTATE AND BY ARTICLE 7.1 OF THE LAST WILL AND TESTAMENT OF JOYCE LOUISE SMITH, DECEASED, OF RECORD IN PROBATE FILE 13P395, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, PROPERTY WAS DEVISED TO PAMELA L. (SMITH) BAKER AND DONALD D. SMITH.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7175 Lama Terra Drive, Goodlettsville, TN 37072
(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.

Witness my/our hand(s) this 29th day of July, 2013.

WARRANTY DEED
(Continued)

Pamela L. (Smith) Baker

Donald D. Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela L. (Smith) Baker and Donald D. Smith, the herein 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, this the 29th day of July, 2013.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Pamela L. (Smith) Baker, Co-Executor

Donald D. Smith, Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Pamela L. (Smith) Baker and Donald D. Snith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of The Estate of Joyce Louise Smith, the within named bargainors, and that such officers executed the foregoing instrument for the purpose therein contained, by personally signing the name as Co-Executor.

Witness my hand at Goodlettsville, Tennessee, this 29th day of July, 2013.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

DEE TILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON