BILL GARRETT, Davidson County
Trans:T20130069448 DEEDWARR
Recvd: 08/13/13 09:59 2 pgs
Fees:13.00 Taxes:326.34

20130813-0084744

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$88,200.00** (Eighty Eight Thousand Two Hundred).

AFFIANT

Subscribed to and sworn before me this 2nd day of August, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: 10/15/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ariel Smith 215 Cedarwood Lane Madison,TN 37115	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	043020a21500co

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **HARLEY LEFTWICH, UNMARRIED AND DAVID SOUKSAVATH, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ARIEL N SMITH**, unmarried 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 TO WIT:

BEING LOT NO. 215, ON THE PLAN OF A RE-SUBDIVISION OF A PORTION OF PHASE TWO CEDARWOOD COURTYARD HOMES, OF RECORD IN PLAT BOOK 5200, PAGE 590, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TOGETHER WITH THE APPURTENTANT INTEREST IN THE COMMONS AREA AND LIMITED COMMON AREAS OF CEDARWOOD COURTYARD HOMES TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID SOUKSAVATH AND HARLEY LEFTWICH, BY DEED FROM TODD PROPERTY USA, LLC, OF RECORD IN INSTRUMENT NO. 20130205-0011928, IN SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **215 CEDARWOOD LANE** **MADISON,TN37115**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2013

WITNESS, this 2nd day of August, 2013

X _____
Harley Leftwich

X _____
David Souksavath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of August, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Harley Leftwich** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of August, 2013.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of August, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Souksavath** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of August, 2013.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016