WARRANTY DEED

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Marka E. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marka E. Smith	Guaranty Trust Company	08612001000
(NAME)	(NAME)	BILL GARRETT, Davidson County
3868 Central Pike	316 Robert Rose Dr	Trans:T20130071988 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/20/13 14:54 2 pgs
Hermitage, TN 37076	Murfreesboro, TN 37129	Fees:13.00 Taxes:407.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130820-0087840

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David L. Drummond, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marka E. Smith, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 19 on the Plan of Hermitage Woods, Section Three, of record in Plat Book 5050, page 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to T. Shontia McGarr by Deed from Robert P. Skala and wife, Jennifer A. Skala, dated 02/28/2002 and filed for record on 03/14/2002 in Instrument 200203140032081, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to McGarr Family Trust with Daniel L. Harvey as Trustee by Deed from T. Shontia McGarr, dated 11/26/2004 and filed for record on 11/03/2004 in Instrument 200411030132326, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development by Deed from Matthew Smith, Co-Trustee, dated 10/20/2011 and filed for record on 11/28/2011 in Instrument 201111280091976, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David L. Drummond, married by Deed from Secretary of Housing and Urban Development, dated 03/28/2012 and filed for record on 04/03/2012 in Instrument 201204030027912, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5050, Page 109, Plat Book 5050, Page 110, said Register's Office. Restrictions of record in Book 5211, Page 812, said Register's Office. Said restrictions were amended in Book 5239, Page 850 and Book 6145, Page 135, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 465 Rockwood Drive, Hermitage, TN 37076-2815
(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 GRANTEE(S), their heirs and/or 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/or 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 16th day of August, 2013.

David L. Drummond

State of Tennessee
County of Wilson

Personally appeared before me David L. Drummond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122