WARRANTY DEED

File #13083454

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison M. Dumas and Joshua O. Dumas	First Community Mortgage, Inc.	044-14-0-054.00
(NAME)	(NAME)	
808 Fowler Street	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(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, I/WE, **Kevin Smokowski,** Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison M. Dumas and Joshua O. Dumas, Wife and Husband,** 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:

Being Lot No. 98, on the plan of Section I, Rolling Green Subdivision, Village of Old Hickory, as the same appears of record in Plat Book 1424, Page 75, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Kevin Smokkowski by deed from Feroz Mohammad, dated 12/13/2012, of record in Instrument No. 20121226-0118329, said Register's Office.

FURTHER BEING the same property conveyed to Feroz Mohammad and Kevin Smokkowski, by deed from the Secretary of Housing and Urban Development, dated 12/13/2012, of record in Instrument No. 201212260118327, said Register's Office.

FURTHER BEING the same property conveyed to same property conveyed to Joshua Fisher, unmarried, by deed from Charles Ed Taylor, Married, dated 02/06/2009, of record in Instrument No. 20090212-0012365, said Register's Office.

Being the same property conveyed to The Secretary of HUD c/o Michaelson, Conner & Boul from Joshua Fisher by Substitute Trustee's Deed of record in Instrument#20090212-0012366, dated 03/13/2012 executed amount of $117,090.66 Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for the year 2013, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 1424, Page 75, said Register's Office.; Restrictive Covenants as of record in Book 1641, Page 636, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **808 Fowler, 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:T20130082453 DEEDWARR
Recvd: 09/24/13 09:26 2 pgs
Fees:13.00 Taxes:492.10
20130924-0100182

Witness our hands this 17th day of September, 2013.

Kevin Smokowski

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Kevin Smokowski , 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 the purposes therein contained.

Witness my hand and official seal at office, this 17th day of September, 2013.

Commission expires:

8/14/14

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130