# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130087870 DEEDWARR
Recvd: 10/10/13 14:01 2 pgs
Fees:13.00 Taxes:554.26
20131010-0106562

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,800.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.19.13
(AFFIX SEAL)

APRIL A. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ana L. Martinez | Bank of America | 16110003900 |
| (NAME) | (NAME) | |
| 596 Huntington Parkway | 4500 Amon Carter Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211-5943 | Fort Worth, TX 76128 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Weston T. Smith and Tirsah Smith, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ana L. Martinez and Miguel A. Mendoza , wife and husband**, 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. 273 on the Plan of Section Three, Huntington Park, of record in Book 4460, page 68, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Weston T. Smith and Tirsah Smith, husband and wife by Deed from David K. Herzer and wife, Stacey L. Herzer, dated 07/20/2004 and filed for record on 07/23/2004 in Instrument 200407230088481, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 4460, Page 68, said Register's Office.
Restrictive Covenants of record in Book 4577, Page 789, said Register's Office.
County of Davidson taxes for the year 2014 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 596 Huntington Parkway, Nashville, TN 37211-5943
(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 our hands this 8th day of October, 2013.

Weston T. Smith by Paul Riviere Attorney in Fact
Weston T. Smith

Tirsah Smith by Paul Riviere Attorney in Fact
Tirsah Smith

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Riviere, with whom I am personally acquainted and who proved himself to be the attorney in fact of Weston T. Smith and Tirsah Smith and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2013.

Notary Public
My Commission Expires: 10/30/16

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY