BILL GARRETT, Davidson County
Trans:T20130089765 DEEDWARR
Recvd: 10/18/13 09:06 2 pgs
Fees:13.00 Taxes:477.30

20131018-0108895

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Oct., 2013.

Notary Public

MY COMMISSION EXPIRES: 7-14-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
MALACHI J. SMITH	New Owner	025-04-0/016.00
(NAME)	(NAME)	
207 W. CEDAR STREET		
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, RYAN RING AND STACY RING, HUSBAND AND WIFE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MALACHI J. SMITH AND SARAI SMITH, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A LOT IN THE TOWN OF GOODLETTSVILLE IN THE 10TH, FORMERLY THE 20TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE JANUARY 3, 1928, BY ERIC DRAKE, COUNTY SURVEYOR FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT, ROSCOE'S SOUTHWEST CORNER AND RUNNING THENCE NORTH 5 AND A QUARTER DEGREES EAST WITH ROSCOE'S WESTERN BOUNDARY LINE 155 AND A QUARTER FEET TO THE SOUTHWEST CORNER OF A LOT CONVEYED TO ROSCOE MCCOIN AND WIFE, KATIE MCCOIN BY DEED FROM J.W. MCCOIN AND WIFE, M.B. MCCOIN, OF RECORD IN BOOK 1044, PAGE 537, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CONTINUING WITH THEIR WESTERN BOUNDARY LINE IN ALL 200 FEET TO THE SOUTHEAST CORNER OF THE LOT CONVEYED TO ROSCOE MCCOIN BY DEED FROM J.W. MCCOIN AND WIFE, M.B. MCCOIN OF RECORD IN BOOK 932, PAGE 655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WESTERLY WITH ROSCOE MCCOIN'S SOUTHERN BOUNDARY LINE 108 FEET MORE OR LESS TO HIS SOUTHWEST CORNER; THENCE SOUTHERLY 180 FEET TO E.T. CUNNINGHAM'S LINE; THENCE SOUTH 84 DEGREES EAST WITH HIS NORTHERN BOUNDARY LINE 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RYAN RING AND STACY RING BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BEING DULY AUTHORIZED BY RESOLUTION OF ITS BOARD OF DIRECTORS OR OTHERWISE, BY AND THROUGH ITS DULY AUTHORIZED ATTORNEY IN

FACT WILSON & ASSOCIATES, PLLC, RECORDED ON MAY 10, 2012 IN INSTRUMENT NO. 20120510-0040363, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 207 W. CEDAR STREET, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 15th day of October, 2013.

RYAN RING

STACY RING

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, RYAN RING AND STACY RING, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of October, 2013.

Lori Buie

NOTARY PUBLIC
My commission expires: 9/21/15