BILL GARRETT, Davidson County
Trans:T2013091046 DEEDWARR
Recvd: 10/23/13 11:03 2 pgs
Fees:13.00 Taxes:717.80

20131023-0110424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

WARRANTY DEED

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this 21ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Dempsey and Susan K. Dempsey, husband and wife	People's Home Equity, Inc.	02100033100
	(NAME)	
134 Babbs Drive	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nancy L. Smith, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donald R. Dempsey and Susan K. Dempsey, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 3 OF THE UNRECORDED WILLIAM GIFFORD SUBDIVISION TRACT IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY BRUCE RAINEY, SURVEYOR, #823, DATED_____, 1 9____, AND KNOWN AS JOB NO. 80-247, AS FOLLOWS:

LOT NO. 3 BEGINS AT A POINT IN THE CENTER OF A PRIVATELY MAINTAINED ROAD AT THE COMMON BOUNDARY BETWEEN LOTS 2 AND 3; THENCE NORTHERLY ALONG SAID COMMON BOUNDARY N. 52 DEGREES 29' 44" W. 618.72 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF SAID TRACT; THENCE SOUTHERLY ALONG THE BOUNDARY OF SAID TRACT S. 48 DEGREES 10' 49" W. 185.54 FEET TO A POINT AT THE COMMON BOUNDARY BETWEEN LOTS 3 AND 4; THENCE SOUTHERLY ALONG SAID COMMON BOUNDARY S. 37 DEGREES 30' 16" W. 373.15 FEET TO A POINT IN THE CENTER OF A PRIVATELY MAINTAINED ROAD; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID ROAD N. 63 DEGREES 46' 56" E. 118.03 FEET TO A POINT IN A CURVE IN THE CENTER OF SAID ROAD; THENCE ALONG THE CENTER OF SAID ROAD N. 37 DEGREES 30' 16" E. 373.15 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

Quit Claim

BEING THE SAME PROPERTY CONVEYED TO NANCY L. SMITH BY DEED FROM MARY SUE GIFFORD OF RECORD IN INSTRUMENT NO. 20110613-0045058, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 134 Babbs Drive, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 21st day of October, 2013.

Nancy L. Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy L. Smith, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of October, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Smith Sholar Milliken
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072