Davidson County DEEDWARR
Recvd: 10/29/13 08:01 3 pgs
Fees:18.00 Taxes:447.70

20131029-0112076

WARRANTY DEED

KW13-7231

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF October, 2013

Notary Public

MY COMMISSION EXPIRES: 2/01/2014
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander W. Gillott	SWBC Mortgage Corporation	
2116 Hobbs Road A-2 ~~7231 Allsopp Way #R8~~	(NAME) 213 Overlook Circle, Ste A4	
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37211~~ 37215	Brentwood, TN 37027	172-12D-396.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER L. SMITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEXANDER W. GILLOTT AND WIFE, BRITTANY GILLOTT, hereinafter called the Grantee(s), 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 Unit R-8 as shown on Exhibit B2 and B5 to the supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815- 0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322- 0031182 in said Registers Office.

Being the same property conveyed to Stephanie J. Spradlin, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060502-0050596, Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 2, 2006.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20120126-0007558, Register's Office for Davidson County, Tennessee, dated January 23, 2012 and recorded on January 26, 2012.

Being the same property conveyed to Jennifer L. Smith by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20120709-0059970, Register's Office for Davidson County, Tennessee, dated May 8, 2012 and recorded on July 9, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20050322-0031182; Instrument No. 20050324-0032209, and as Exhibit "B2" to the First Amendment to Supplemental Declaration of record in Instrument No. 20050815-0096405, Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464, Instrument No. 20020315-0032826, supplemented in Instrument Nos. 20021226-0158458, 20031212-0178492, 20040526-0062221, 20050119-0006853, 20050324-0032209 and 20050815-0096405 (Residential Neighborhood of Lenox Village), Instrument No. 20020315-0032826, Instrument No. 20031016-0153550, Instrument No. 20020412-0045831, Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 7231 Althorp Way #R8, Nashville, Tennessee 37211

(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 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 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 22nd day of October, 2013.

Jennifer L. Smith by RF attorney in fact

Jennifer L. Smith

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of October, 2013, before me personally appeared Brianna Morant to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer L. Smith, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Jennifer L. Smith, unmarried.

Witness my hand and official seal, this the 22nd day of October, 2013.

Notary Public

My Commission Expires:

(SEAL) 3/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1696 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067