BILL GARRETT, Davidson County
Trans:T20130098226 DEEDWARR
Recvd: 11/19/13 10:37 2 pgs
Fees:13.00 Taxes:943.13

20131119-0119204

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $254,900.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 18th day of November, 2013.

Notary Public
My commission expires: 11-3-15

06-1309-75335

Address of New Owner:	Send Tax Bills to:	Tax Information
Clarence E. Smith Jr.	Peoples Home Equity, Inc.	085-14-0-A-031.00-CO
729 Rivercrest Pass	5205 Maryland Way ste 100	
Nashville TN 37214	Brentwood, Tn 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly A. Maxey**, and **husband Alex Bird**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Clarence E. Smith Jr. and wife Christine Smith**, hereinafter called the Grantees, their successors and 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. 31, on the Plan of First Revision, River Crest, of record in Book 9700, Pages 465 and 466, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly A. Maxey, unmarried by deed from Frank Batson Homes, Inc., dated January 31, 2001, recorded February 1, 2001, of record in Instrument No. 20010201-0009993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 729 Rivercrest Pass, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of November, 2013.

Kimberly A. Maxey

Alex Bird

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly A. Maxey and Alex Bird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of November, 2013.

Notary Public
State of Tennessee at Large

My Commission expires:

12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
EXP. 12/27/15