BILL GARRETT, Davidson County
Trans:T20130102217 DEEDWARR
Recvd: 12/05/13 10:52 2 pgs
Fees:13.00 Taxes:777.00
20131205-0123951

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara H. Smith, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph J. DeMoya, unmarrid, and Lisa M. Siegle, unmarried, Joint Tenants with Right of Survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 29 on the Resubdivision Plat of Lots 27,28, and 29, Otterwood, Section Two, recorded in Instrument No. 20071010-0120615, said Register's Office to which plan reference is made for a more complete description.

Being a part of the same property conveyed to Barbara H. Smith, married, from Stephen F. Wood, Jr. and wife, Jena Y. Wood of record in Instrument No. 20061120-0143968 and by deed from Edward A. Marcoe and wife, Jane A. Marcoe of record in Instrument No. 20071101-0128998, Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of the grantor, their spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 61 Annandale Drive, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of November, 2013.

Barbara H. Smith

Barbara H. Smith

State of Tennessee)
County of Davidson)

On this 22nd day of November, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barbara H. Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 210,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of November, 2013.

Notary Public

My Commission Expires: 3/26/17

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NEW OWNER:
Joseph J. DeMoya
61 Annandale Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
158-04-A-128.00