WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016

(AFFIX SEAL)

CHERYL VANCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Jeremy Smith and wife, MeShea Smith	Life Credit Union (NAME)	01808001500
105 Isaac Drive (ADDRESS)	2010 Church Street, Ste. 204 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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 Leslee M. Craig Roddy and husband, Matthew Roddy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeremy Smith and wife, MeShea Smith, 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 ON THE PLAN OF CONNELL ESTATES, SECTION I, WHICH PLAT APPEARS OF RECORD IN PLAT BOOK 2900, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LESLEE M. CRAIG BY WARRANTY DEED FROM NANCY D. MINCHEY AND HUSBAND, CARL MINCHEY OF RECORD IN INSTRUMENT NO. 20030328-0040778, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

MATHTHEW RODDY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

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

unimproved ( )
This is improved (X) property, known as 105 Isaac Drive, Goodlettsville, TN 37072
(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 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 3rd day of January, 2014.

BILL GARRETT, Davidson County
Trans:T20140001228 DEEDWARR
Recvd: 01/07/14 10:45 2 pgs
Fees:13.00 Taxes:444.00

20140107-0001596

WARRANTY DEED
(Continued)

Leslee M. Craig Roddy

Leslee M. Craig Roddy

Matthew Roddy

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslee M.Craig Roddy and husband, Matthew Roddy, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of January, 2014.

Mary Birthright

Notary Public

MARY BIRTHRIGHT
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166