(2)

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva Oralia Araiza	New Owner	150-4-71
(NAME)	(NAME)	
3556 Shakertown Road		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael W. Smart and wife, Blair Breitreiter Smart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eva Oralia Araiza and husband Rudis W. Perla, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 306 on the plan of The Country, Section 7-B, of record in Book 6250, Page 505, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael W. Smart, by deed of record in Instrument No. 20040908-0108465, Register's Office for Davidson County, Tennessee.

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

Blair Breitreiter Smart joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Blair Breitreiter Smart by Macheal W. Smart as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20140218-0013856 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3556 Shakertown Road, Antioch, TN 37013
(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.

Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140011343 DEEDWARR
Recvd: 02/18/14 14:05 2 pgs
Fees:13.00 Taxes:444.00
20140218-0013857

Witness my hand this 13 day of February, 2014.

Michael W. Smart

~~Michael W. Smart~~

Blair Breitreiter Smart by Michael W. Smart, her attorney in fact

~~Blair Breitreiter Smart by Michael W. Smart, her attorney in fact~~

Michael W. Smart, her attorney in fact

STATE OF VIRGINIA

~~COUNTY~~ CITY OF ALEXANDRIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Smart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ALEXANDRIA, VIRGINIA this 13 day of February, 2014.

Commission expires: APR 30, 2014

RALPH HAMMOCK
Notary Public
Commonwealth of Virginia
My Commission Expires April 30, 2014
Commission ID# 266451

Notary Public

STATE OF VIRGINIA

~~COUNTY~~ CITY OF ALEXANDRIA

On this 13 day of February, 2014 before me personally appeared Michael W. Smart, the person who executed the foregoing instrument on behalf of Blair Breitreiter Smart, and acknowledged that he executed the same as the free act and deed of the said Blair Breitreiter Smart, through Power of Attorney granted he by the said Blair Breitreiter Smart.

Witness my hand and official seal at ALEXANDRIA, VIRGINIA this 13 day of February, 2014.

Commission expires: APR 30, 2014

RALPH HAMMOCK
Notary Public
Commonwealth of Virginia
My Commission Expires April 30, 2014
Commission ID# 266451

Notary Public