WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140013119 DEEDWARR
Recvd: 02/25/14 12:42 2 pgs
Fees:13.00 Taxes:1184.00
20140225-0016104

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 10/8/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 1550 N. Mt. Juliet Road, Ste 110. Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan B. Smith and Lesley J. Smith	Mortgage Investors Group	083-14-0-094.00
(NAME) 1911 Russell St	(NAME) 8320 E. Walker Springs Rd., Ste. 200	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Pamela R. Kanies**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan B. Smith and wife, Lesley J. Smith**, 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. 77 of block "D" on the plan of Priest Home Place, of record in Plat Book 161, page 102, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Pamela R. Kanies by Warranty Deed from Ronald R. Dunn, Willie L. Rye and William E. Rye (all unmarried) dated August 17, 2000, of record in Instrument No. 20000828-0084473, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1911 Russell St, Nashville, TN 37206

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, has 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 our hands this 18th day of February, 2014

Pamela R. Kanies By Ben Wilson HER ATTORNEY IN FACT

Pamela R. Kanies by Ben Wilson, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben Wilson** the bargainor 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 on behalf of **Pamela R. Kanies** and acknowledged that he, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Inst. No. 20140225-0016103 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 18th day of February, 2014

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY