FOR OFFICIAL USE

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,100.00.

Kurstin Boone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
April 1, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #14-0121

BILL GARRETT, Davidson County
Trans:T20140022574 DEEDWARR
Recvd: 04/03/14 13:41 2 pgs
Fees:13.00 Taxes:640.47
20140403-0027829

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt Smith	SNBC MORTGAGE CORP	83-30-17
(NAME) 1112 Riverside Drive	(NAME) 9311 SAN PEDRO AVE, SUITE 100	
(ADDRESS) Nashville,TN 37206	(ADDRESS) SAN ANTONIO, TX 78216	
(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, **Leigh Anna Jones, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kurt Smith, an unmarried man,** 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:

All that certain parcel of land situated n the County of Davidson, State of Tennessee, being known and designated as being Lot No. 6 in the G.W. Carver's unrecorded subdivision of Lots Nos. 18, 19 and parts of Lots Nos. 20, 21, 22, 23, 8 and 9 of W.S. Ashworth's Resubdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, described according to a survey made by Eric Drake, County Surveyor, May 1, 1925, bounded and described as follows: Beginning at the southwest corner of Riverside Drive and Greenwood, formerly Greenway Avenue; thence, with the southerly margin of Greenwood Avenue, westerly 197 feet to the easterly margin of the Lewisburg and northern railroad, right-of-way; thence with the easterly margin of said right-of-way in a southeasterly direction 70 feet to the corner of Lots 6 and 7; thence, with the line between said two lots, eastwardly 145 feet, more or less, to the westerly margin of Riverside Drive; thence with the westerly a margin of said drive, northerly 50 feet to the point of beginning.

Being the same property conveyed to Leigh Anna Jones, a single woman, by Warranty Deed from Karyn F. Henley and Ralph D. Henley, wife and husband, recorded August 26, 2009 at Instrument Number 20090826-0080183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 1112 Riverside Drive, Nashville, TN 37206
(House Number) (Street) (City, State) (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,

IN WITNESS WHEREOF, this instrument has been executed on this the 18 day of **March, 2014**.

Leigh Anna Jones

STATE OF NORTH CAROLINA

COUNTY OF Pitt

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Leigh Anna Jones**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 18th day of **March, 2014**.

NOTARY PUBLIC

My Commission Expires: 9-20-16

ANGELIA M JOYNER
NOTARY PUBLIC
PITT COUNTY, N. C.