WARRANTY DEED

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia A. Walden	F&M Bank	149-05-0A-229.00 CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
229 Pepper Ridge Circle	50 Franklin Street	Trans:T20140029598 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 04/30/14 15:37 2 pgs
Antioch, TN 37013	Clarksville, TN 37040	Fees:13.00 Taxes:331.15
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140430-0036484

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Janet L. Smith, Trustee of the Henry G. Smith Living Trust Agreement, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patricia A. Walden, 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 Unit 229, PHASE 6, PEPPER RIDGE CONDOMINIUMS, as shown on plat recorded in Plat Book 8250, Page 239 and Annexation of Land recorded in Book 9155, Page 806, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Henry G. Smith, a widower to Janet L. Smith, Trustee of the Henry G. Smith Living Trust Agreement as recorded on the 25th day of September, 2012 in Instrument No. 20120925-0086951 and Warranty Deed from Margaret S. Mullins, unmarried to Henry G. Smith and wife, Helen B. Smith as recorded on the 20th day of February, 2003 in Instrument No. 20030220-0022530, in the Register's Office of Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 229 Pepper Ridge Circle, 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.

Witness my hand this 28th day of April, 2014.

Janet L. Smith, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Janet L. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **Henry G. Smith Living Trust**, the within named bargainor, and she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this 28th day of April, 2014.

My Commission Expires:
1-22-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015