Davidson County DEEDWARR
Recvd: 06/03/14 10:53 3 pgs
Fees:18.00 Taxes:329.30
20140603-0047736

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

PHILIP ELLIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candace L. Smith	SWBC Mortgage Corporation	165-14-0-021.00
(NAME)	(NAME)	
4701 Chutney Drive	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **David Washington,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Candace L. Smith, married,** 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. 297 on the Plan of Peppertree Forest, Section 11 of record in Plat Book 8250, Page 118, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to David Washington by deed being recorded 10/4/05 Instrument 20051004-0119498, said Register's Office.

This instrument is executed on behalf of David Washington by Vivian O. Washington as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20140603-0047735, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4701 Chutney Drive, 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/our hands this 30th day of May, 2014.

David Washington by
Vivian Washington attorney-in-fact

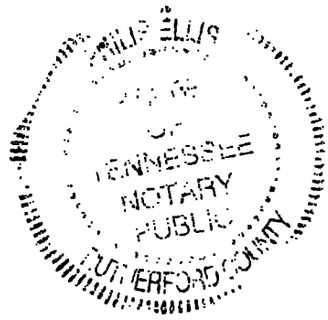
David Washington
By:Vivian O. Washington, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 30th day of May, 2014 before me personally appeared Vivian O. Washington, the person who executed the foregoing instrument on behalf of David Washington, and acknowledged that she executed the same as the free act and deed of the said David Washington, through Power of Attorney granted her by the said David Washington.

Notary Public Philip Ellis
My Commission Expires: May 23, 2016

File No.: 20174



True Copy Certification

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to ~~law~~.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-15

Notary' Seal (if on paper)

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY