THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061160**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Kayla Anderson Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Brenda Huntsman Notary Public My Commission Expires: 1/27/15

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Lucinda G. Smith 1912 Waveport Place Whites Creek TN 37189	Send Tax Bills To: ~~XxxxXxxxx~~ **THDA c/o US Bank, N.A.** **P.O. Box 7298** **Springfield, OH 45501**	Tax Information: Tax Parcel ID No. 049-12-0-A-033.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Burrel C. Davis II and Kelly A. Davis** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lucinda G. Smith, a married woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 33, PRESTWICK PLACE "CLUSTER LOT SUBDIVISION", as shown on plat of record in Instrument No. 20040723-0088164, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Burrel C. Davis II, unmarried by Warranty Deed from Alex Schauffert, unmarried, recorded on the 3rd day of September, 2008 in Instrument No. 20080903-0090129, in the Register's Office of Davidson County, Tennessee.

Kelly A. Davis joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PRESTWICK PLACE "CLUSTER LOT SUBDIVISION", as recorded in Instrument No. 20040723-0088164, (Affidavit to Correct Plat recorded at Instrument No. 20040922-0113905 Re: Owner Name).

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20040831-0104880.

Charter of Homeowners Association recorded at Instrument No. 20040831-0104875.

Davidson County DEEDWARR
Recvd: 07/03/14 08:03 3 pgs
Fees:18.00 Taxes:499.50
20140703-0058554

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-21009

This is improved property located at 1912 Waveport Place Whites Creek TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2014.

Burrel C. Davis II

Kelly A. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Burrel C. Davis II and Kelly A. Davis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

True Copy Certification

I, Brenda Huntsman, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, 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: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY