WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140047728 DEEDWARR
Recvd: 07/03/14 12:34 3 pgs
Fees: 18.00 Taxes: 591.63
20140703-0058920

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/7/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachael Fulks	1Serve Residential Lending	164080C02200CO
(NAME)	(NAME)	
744 Pin Oak Drive	13520 Evening Creek Drive N. #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Diego, CA 92128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dennis H. Smith and Edna K. Smith, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rachael Fulks, unmarried, and Christopher Wedgeworth, unmarried, as Tenants in Common with Right of Survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 118, on the plan of Final Plat, Section One, Hamilton Chase, of record in Instrument 200510250128977, as corrected in Instruments 200510310131297 and 200510310131368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dennis H. Smith and Edna K. Smith, husband and wife by Warranty Deed dated 05/29/2012 from William J. Smith and Brenda L. Smith, husband and wife of record in Instrument 201206010047809, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per plat of record in Instrument 200510250128977, as corrected in Instrument 200510310131297 and Instrument 200510310131368; 2. Declaration of Covenants, Conditions and Restrictions of record in Instrument 200507280087946, as amended of record in Instrument 200510310131315; 3. Stormwater Detention Agreement of record in Instrument 200401020000420; 4. Road Agreement and Sewer Easement of record in Instrument 200404160043248; 5. Charter of the Homeowner's Association of record in Instrument 200609140113689, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 744 Pin Oak Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-21033
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of June, 2014.

Dennis H. Smith by Edna K. Smith Attorney-in-fact
Dennis H. Smith

Edna K. Smith
Edna K. Smith

State of Tennessee
County of Wilson

Personally appeared before me ~~Dennis H. Smith and~~ Edna K. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2014.

Tracey Trumphour
Notary Public Escrow Officer
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

State of Tennessee
County of Wilson

On this 30th day of June 2014, before me the undersigned, a Notary Public in and said for County and State, personally appeared Edna K. Smith, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Dennis H. Smith, as His Attorney in Fact, being authorized to do so, and acknowledged that she executed the same as the free act and deed of the said Dennis H. Smith

Witness my hand and official seal at Mt. Juliet, Tennessee this the 30th day of June, 2013.

My. Commission Expires: 8.14.17

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY