BILL GARRETT, Davidson County
Trans:T20140051557 DEEDWARR
Recvd: 07/17/14 14:28 2 pgs
Fees:13.00 Taxes:518.00
20140717-0063464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 140,000.00

Affiant

Subscribed and sworn to before me, this 10th day of July, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GOMA D. RIZAL **GANGA RIZAL**	**SYNOVUS MORTGAGE CORP.**	**16202020100**
4014 COLERIDGE DR	**2204 LAKESHORE DRIVE, STE. 325**	
ANTIOCH, TN 37013	**BIRMINGHAM, AL 35209**	

FOR AND IN 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 ACKNOWLEDGE, WE,

DAVID LEE SMITH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GOMA D. RIZAL and GANGA RIZAL, ~~**HUSBAND AND WIFE**~~ wife and husband

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. 193 ON THE MAP OF COLEWOOD ACRES, SECTION 3, OF RECORD IN BOOK 4175, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 193 FRONTS 74.96 FEET ON THE NORTHEASTERLY MARGIN OF COLERIDGE DRIVE AND EXTENDS BACK 195.5 FEET ON THE NORTHWESTERLY LINE AND 199.0 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 78 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DAVID LEE SMITH, UNMARRIED, BY WARRANTY DEED FROM HENRY O. WATTS JR. AND SPOUSE, MELINDA R. WATTS, DATED 04/30/2010 AND RECORDED ON 05/06/2010 IN INSTRUMENT NUMBER 20100506-0034494, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $134,900.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 4014 COLERIDGE DR, ANTIOCH, TN 37013.

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 in 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 hand(s) this 10th day of July, 2014.

DAVID LEE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DAVID LEE SMITH, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2014.

Notary Public

My Commission Expires: 9-21-15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066