WARRANTY DEED

ET-14-3315

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,700.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett K. Smith	Ameris Bank	
3114 Boulder Park Drive (ADDRESS)	1800 Parkway Place, Ste 820 (NAME) (ADDRESS)	96-15-22.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Marletts, GA 30067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN M. RIVES NKA KAREN M, LANGFORD AND HUSBAND, CHARLES LANGFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRETT K. SMITH AND HARMON L. SMITH, JR. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 21, HICKORY BEND, SECTION 3, as shown on plat of record in Plat Book 3600, Page 42, 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 Karen M. Rives by Warranty Deed from Robert E. Caves, Jr. and wife, Lara J. Caves, recorded on the 1st day of September, 2009 in Instrument No. 20090901-0082114, in the Register's Office of Davidson County, Tennessee.
Karen M. Rives now married to Charles Langford and know as Karen M. Langford.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3114 Boulder Park Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and 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 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 14th day of July, 2014.

Karen M. Rives

Charles Langford

BILL GARRETT, Davidson County
Trans:T20140052044 DEEDWARR
Recvd: 07/18/14 13:53 2 pgs
Fees:13.00 Taxes:546.49

20140718-0064049

STATE OF Tennessee

COUNTY OF Wilson

On this the 14th day of July, 2014, before me personally appeared Karen M. Rives NKA Karen M, Langford and Charles Langford to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of July, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520