BILL GARRETT, Davidson County
Trans:T20140053220 DEEDWARR
Recvd: 07/23/14 12:03 2 pgs
Fees:13.00 Taxes:1228.40
20140723-0065426

WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day July of 2014

Notary Public

MY COMMISSION EXPIRES: 1-4-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Smith and Jacqueline Smith, husband and wife	Churchill Mortgage	08209020600
(NAME)	(NAME) Ste 400	
305 Taylor St	761 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nashville 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Two Thousand And No/100 Dollars ($332,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kimberly Ponciroli and Jason Ponciroli, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Smith and Jacqueline Smith, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being the westerly 58 feet 10 inches of the easterly 177 feet 10 inches of the northerly 50.0 feet of Lot No. 18 (erroneously described as Lot No. "10" on the prior deed) on the Plan of D.T. McGavock's First Addition as of record in Book 10, Page 606 to 609, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 58 feet 10 inches on the southerly side of Taylor Street and runs back between parallel lines with the easterly margin of an alley, 50.0 feet to a dead line.

Being the same premises conveyed by Lawrence Bros., LLC to Kimberly Ponciroli and Jason Ponciroli, husband and wife by Warranty Deed dated November 5, 2004 and recorded November 9, 2004 in Instrument No. 20041109-0134775.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 305 Taylor St, Nashville, TN 37208

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, has 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 our hands this 21st day of July, 2014.

Kimberly Ponciroli

Jason Ponciroli

STATE OF Tennessee

County OF Davidson

I, Robbin Teasley, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Kimberly Ponciroli and Jason Ponciroli personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st of July, 2014.

Notary Public

My Commission Expires: September 9, 2014

(SEAL)

