AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Neville Woods	Guaranty Trust Company	102040A10200CO
(NAME)	(NAME)	
404 Mercomatic Drive, Unit 102	404 Mercomatic Drive, #102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kedric L. Smith and wife, Velmalia Matthews-Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Neville Woods, an unmarried man, 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 Unit 102, HILLWOOD PLACE TOWNHOMES, as established by Master Deed of record in Instrument No. 20040130-0011736, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kedric L. Smith and wife, Velmalia Matthews-Smith by Warranty Deed from Robert D. French DBA R.D French Company, recorded on the 23rd day of August, 2007 in Instrument No. 20070823-0100876, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 404 Mercomatic Drive, Unit 102, Nashville, TN 37209
(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 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 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.

BILL GARRETT, Davidson County
Trans: T20140055287 DEEDWARR
Recvd: 07/30/14 13:55 2 pgs
Fees: 13.00 Taxes: 628.63

20140730-0067993

Witness our hands this 25th day of July, 2014.

Kedric Smith

Velmalia Matthew Smith

STATE OF MS

COUNTY OF Lowndes

On this 25th day of July, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kedric Smith and Velmalia Matthew Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
April 13, 2015

Notary Public

