WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140065013 DEEDWARR
Recvd: 09/02/14 15:15 2 pgs
Fees: 13.00 Taxes: 665.63
20140902-0080011

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Apuzzo Hopkins	F&M Bank	182060A03500CO
(NAME)	(NAME)	
7900 Rainey Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37041	
(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, I, **Carrie L. Smith, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Emily Apuzzo Hopkins*** hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

* MARRIED

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Section One, Old Hickory Hills, of record in Instrument 20011023-0115382, 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 Carrie L. Smith by Quit Claim Deed dated 12/08/2010 from Shamra Winford of record in Instrument 20101215-0099633, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carrie Smith, unmarried and Shamra Winford, unmarried as joint tenants with right of survivorship by Warranty Deed dated 06/24/2004 from Crestmark Homes, LLC of record in Instrument 20040702-0079214, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20020116-0006750, Instrument Number 20101116-0091730, Instrument Number 200010300107214, Instrument Number 20020123-0009339 and Instrument Number 20010306-0021333, Register's Office for said County.

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 7900 Rainey Drive, Antioch, TN 37013

(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), her 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), her 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 my hand this 29th day of August, 2014.

Carrie L. Smith

Carrie L. Smith

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carrie L. Smith**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of August, 2014.

Notary Public
My Commission Expires: 9-18-17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167