Return To: 14-0417
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071587 DEEDWARR
Recvd: 09/24/14 11:39 2 pgs
Fees:13.00 Taxes:1235.16
20140924-0087784

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 3-7-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,828.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-7-16

(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
Gaynell Varney	The Mortgage Firm	180-04-0-B-125.00-CO
(NAME)	(NAME)	
3528 Fair Meadows Drive	921 Douglas Ave #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Altamonte Springs FL 32712	
(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, Ryan Smith and wife, Caroline Dalon Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gaynell Varney, unmarried, 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 135, PHASE IV, BROOKVIEW FOREST, as shown on plat of record in Instrument No. 20061107-0138639, 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 by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation to Ryan Smith, an unmarried person as recorded on the 1st day of February, 2008 in Instrument No. 20080201-0010544 and Warranty Deed for Purposes of Creating a Tenancy by the Entireties from Ryan Smith to Ryan Smith wife, Caroline Dalon Smith, as tenants by the entirety as recorded on the 19th day of October, 2012 in Instrument No. 20121019-0096204, 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 3528 Fair Meadows Drive, Nashville, TN 37211
(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.

Witness our hands this 12th day of September, 2014.

Ryan Smith

Caroline Dalon Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Smith and Caroline Dalon 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:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires JAN. 27, 2015