RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144796

BILL CARRETT, Davidson County
Trans:T20140075406 DEEDWARR
Recvd: 10/06/14 14:12 2 pgs
Fees:13.00 Taxes:418.10
20141006-0092469

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2014.

JANE GRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffry W. Smith<br>315 Charmaine Ct.<br>Antioch, TN 37013 | Same address as new owner | 149-05-0-007.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Thirteen Thousand and 00/100 Dollars ($113,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JAMES GREYSON MCCAIG, AN UNMARRIED MAN,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JEFFRY W. SMITH, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 116, as shown on the map entitled Section 2, Barclay Square, of record in Plat Book 4660, page(s) 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Greyson McCaig, by Quitclaim Deed from Elizabeth Foster, dated 6/1/2014, recorded 8/8/2014, of record in Instrument No. 20140808-0071713, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 4600, page 124; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 315 Charmaine Ct., Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 2nd day of October, 2014.

James Greyson McCaig by Shonda McCaig attorney in fact

**JAMES GREYSON MCCAIG BY SHONDA MCCAIG, ATTORNEY-IN-FACT**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 2nd day of October, 2014 before me, appeared Shonda McCaig, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for James Greyson McCaig and that said instrument was signed in behalf of the said James Greyson McCaig by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Leslie Garside

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY