BILL GARRETT, Davidson County
Trans:T20140079295 DEEDWARR
Recvd: 10/21/14 14:41 2 pgs
Fees:13.00 Taxes:1206.20
20141021-0097087

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Marette Beziat
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2014.

Mitchell A Watts
NOTARY PUBLIC

My commission expires: 8/21/17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Marette Beziat 117 Gale Park Ln. Nashville, TN 37204	CMC Funding, Inc. 804 Green Valley Road Suite 106 Greensboro, NC 27408	118-06-0-D-012.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Six Thousand and 00/100 Dollars ($326,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEBORAH S. SMITH, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARETTE BEZIAT**, * hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

***unmarried,**

Land in Davidson County, Tennessee, being Unit 12, Gale Park Single Family Homes, a condominium, as described in Declaration of record in Instrument Number 20110224-0015356, amended in Instrument Number 20110311-0019705, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Deborah S. Smith, unmarried, by Warranty Deed dated February 3, 2012 and recorded February 7, 2012, of record in Instrument Number 20120207-0011058, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 117 Gale Park Lane, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have 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 herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of October, 2014.

DEBORAH S. SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Deborah S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of October, 2014.

Notary Public

My commission expires: 10/3/[illegible]18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON