RETURN TO: 4
Mortgage Connect, LP.
260 Airside Drive
Moon Township, PA 15108
(866) 789-1814 654868

Davidson County	DEEDWARR
Recvd: 11/12/14 09:32	4 pgs
Fees:22.00 Taxes:0.00	
20141112-0103970	

Warranty Deed

File No: 654868

THIS INDENTURE, made and entered into this 3 day of November, 2014, by and between Elizabeth R. Smith, surviving spouse of Michael A. Smith now deceased, party of the first part, Elizabeth R. Smith, single and party of the second part,

BEING the same premises which Lawrence L. Lovell, unmarried in deed dated 03/01/1991 and recorded 03/05/1991 in the DAVIDSON County Recorder's Office in Deed Book Volume 8303, page 799, granted and conveyed to Michael A. Smith and Elizabeth R. Smith, husband and wife, the Grantors herein.

WITNESSETH: That for and in consideration of Ten Dollars ($10), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Elizabeth Smith
ELIZABETH SMITH

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth Smith to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3 day of Nov., 20 14.

Eddie N. Morthel
Notary Public

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 9-28-2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. TRANSFER BETWEEN SPOUSES DUE TO DEATH.

Elizabeth Smith

Affiant

Subscribed and sworn to before me this 3 day of November, 2014.

Eddie N. Morthel

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

my commision EXP. 9-28-2016

PROPERTY ADDRESS: 1612 RACHELS RETREAT Circle, HERMITAGE, TN 37076

Exhibit A Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 169 on the Final P. U. D. Plan of Rachel's Retreat Phase I, of record in Plat Book 5200 Page 516, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from Lawrence L. Lovell, unmarried, to Michael A. Smith and Elizabeth R. Smith, husband and wife, as set forth in Deed Book 8303 Page 799, dated 03/01/91, recorded 03/05/91, Davidson County, Tennessee.

08604001800

True Copy Certification

I, _Pam Hutton_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Pam Hutton
Signature

State of _Pennsylvania____

County of _Allegheny___

Personally appeared before me, [ ], a notary public for this county and state, [Pam Hutton] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jaclyn A Fox
Notary's Signature

My Commission Expires: October 3, 2017
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jaclyn A. Fox, Notary Public
Harmony Twp., Beaver County
My Commission Expires Oct. 3, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES