BILL GARRETT, Davidson County
Trans:T20140085840 DEEDWARR
Recvd: 11/13/14 15:46 2 pgs
Fees:13.00 Taxes:429.20
20141113-0105005

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Place
Murfreesboro, TN 37130
14-0691M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of November, 2014

Notary Public
Commission Expires: 7/2/17

MELODY P. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lisa D. Graf 1018B 42nd Ave N Nashville, TN 37209	~~New Owner~~ SWBC Mortgage Corporation 9311 San Pedro Avenue, Ste 100 San Antonio, TX 78216	091-08-0-107.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Monte Smith, a married man and Douglas Smith, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa D. Graf, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, HER 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 No. 85 on the plan of L.H. Davis Subdivision of Lot 41 on the plan of Clifton Lots, of record in Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Monte Smith, a married man, and Douglas Smith, an unmarried man, by Warranty Deed from Albert H. Clark, Jr, unmarried, dated 7/8/14 and recorded 7/14/14 in Instrument No. 20140714-0061472, Register's Office for Davidson County, Tennessee.

THIS property is not now, nor ever has been the primary residence of the Grantors named herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1018B 42nd Ave N, Nashville, TN 37209.

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, her heirs and assigns forever; and we so

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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of November, 2014.

Monte Smith

Douglas Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and, State, **Monte Smith and Douglas Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 11th day of November, 2014.

Notary Public
My Commission Expires: 7/2/17

(Notary Seal)

