WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092319 DEEDWARR
Recvd: 12/10/14 10:50 2 pgs
Fees:13.00 Taxes:1067.45

20141210-0113030

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 6-13-17

(AFFIX SEAL)

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Colborn	First Community Mortgage, Inc.	054-13-O-031.00
(NAME)	(NAME)	
3227 Lakeshore Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Rachel Newman Smith and Jeremy Smith, wife and husband** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kimberly Colborn, an umarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 1 on the Final Plan of The Ezra Elkins Property, of record in Plat Instrument 200310100150898, as corrected in Instrument 201209180084651 and Instrument 201209180084652, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rachel Newman Smith and Jeremy Smith, wife and husband by Warranty Deed dated 09/27/2010 from George F. Brandt, unmarried of record in Instrument 201010040079219, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Instrument 200310100150898, as corrected in Instrument 201209180084651 and Instrument 201209180084652; Easement of record in Book 924, Page 121 and Book 1036, Page 83; and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 8870, Page 863, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3227 Lakeshore Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 5th day of December, 2014.

Rachel Newman Smith

Jeremy S. Smith

State of Tennessee
County of Wilson

Personally appeared before me Rachel Newman Smith and Jeremy S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of December, 2014.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122