Return to: Bridgehouse Title

(1)

BILL GARRETT, Davidson County
Trans:T20150004926 DEEDWARR
Recvd: 01/21/15 09:51 2 pgs
Fees:13.00 Taxes:758.50
20150121-0005764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 16TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/17/2015

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY 5/17/2015

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Riverdale Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John K. Farris, a single person	Discover Home Loans, Inc. (NAME)	01400010600
7289 Bidwell Road (ADDRESS)	173 Technology Drive (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Irvine, CA 92618 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kenneth A. Smith, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John K. Farris, a single person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 28 ON A SURVEY OF DIVISION NO. 1, H. T. HAYS TRACT, DESCRIBED ACCORDING TO A SURVEY MADE BY D. E. BONER, AND E. MEDLIN, SURVEYORS, APRIL 12, 1963, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD, NORTH 2 DEGREES 30' EAST 4300 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTH 2 DEGREES 30' EAST 150 FEET; THENCE NORTH 87 DEGREES 30' WEST 791.65 FEET; THENCE SOUTH 2 DEGREES 29' WEST 150 FEET; THENCE SOUTH 87 DEGREES 30' EAST 791.61 FEET TO THE BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOE A. SMITH AND WIFE BETTY J. SMITH BY DEED FROM JAMES H. BARTON AND NERINE D. BARTON OF RECORD IN BOOK 4412, PAGE 573, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOE A. SMITH HAVING PREDECEASED BETTY J. SMITH. THE SAID BETTY J. SMITH HAVING DIED TESTATE AND BY ARTICLE III, UNDER THE LAST WILL AND TESTAMENT OF BETTY G. SMITH, PROBATE FILE 13P300, PROBATE CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, PROPERTY WAS DEVISED TO KENNETH A. SMITH. THE SAID BETTY J. SMITH AND BETTY G. SMITH BEING ONE IN THE SAME.

SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7289 Bidwell Road, Joelton, TN 37080
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

WARRANTY DEED
(Continued)

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, their heirs and 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 my/our hand(s) this 16th day of January, 2015.

Kenneth A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth A. Smith, the herein bargainor, 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 official seal, this the 16th day of January, 2015.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072