BILL GARRETT, Davidson County
Trans:T20150008816 DEEDWARR
Recvd: 02/04/15 10:53 2 pgs
Fees:13.00 Taxes:234.21
20150204-0010485

WARRANTY DEED

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 Jan 2015 day of

Notary Public

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patrica Lopez	Prime Lending	069 04 0 006.00
(NAME)	(NAME)	
4005 Cedar Circle	1811 Preston Rd #900	
(ADDRESS)	(ADDRESS)	
Nashville 37218	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Three Thousand Three Hundred And No/100 Dollars ($63,300.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marilyn Christine Smith and Deborah Chambliss**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrica Lopez** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: * a married woman

Land in Davidson County, Tennessee, being Lot No. 3, Block DD, on the revised map of Fairview Subdivision of record in Plan Book 1130, Page 54, Register's Office for said County.

Said Lot No. 3 fronts 100.17 feet on the westerly margin of Cedar Circle and extends back 171.1 feet on the northerly line and 165.5 feet on the southerly line to a broken line in the rear, measuring 100.2 feet thereon.

Being the same property conveyed to Calvin G. Smith, Jr. and wife, Deborah A. Smith by Warranty Deed from James Edward Harper and wife, Ligia Janeth Harper dated July 25, 1990 and recorded August 2, 1990 in Book 8166, Page 325, in said Register's Office for Davidson County, Tennessee. Calving G. Smith having since died on August 16, 2001.

Further being the same property conveyed to Deborah A. Chambliss and Marilyn Christine Smith by Quitclaim Deed from Deborah A. Chambliss F/K/A Deborah A. Smith, dated December 6, 2014 and filed of record in Instrument No. 20150204-0010484, in the Register's Office of Davidson County, Tennessee.

File Number: MFR-150090

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4005 Cedar Circle, Nashville, TN 37218

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 simple, has 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 our hands this 30th day of January, 2015.

Marilyn Christine Smith

Deborah Chambliss

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Davidson (CP)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Marilyn Christine Smith and Deborah Chambliss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2015.

Notary Public

My Commission Expires: ~~October 24, 2017~~ (CP)

(SEAL) 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MFR-150090