Prepared by:
Realty Title and Escrow Services, Inc.
1400 Neal Street
Cookeville, TN 38501

BILL GARRETT, Davidson County
Trans:T20150009471 DEEDWARR
Recvd: 02/06/15 09:55 2 pgs
Fees:13.00 Taxes:444.00

20150206-0011241

415-1501-416011

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

K Cassidy
Affiant

Subscribed and sworn to before me, this 6 **day of February, 2015.**

Notary Public
My commission expires: 6/29/18

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bobby Joe Smith	Paramount Residential Mortgage Group, Inc.	086-160-007.00
405 Rockwood Drive	1265 Corona Pointe Court, Suite 301	
Hermitage TN 37076	Corona, CA. 92879	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Abigail C. Bargatze, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Tyler B. Smith, unmarried, Bobby Joe Smith and Grace C. Smith, husband and wife,** hereinafter called the Grantees, their successors 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. Four (4) Section Three, Hermitage Woods, as shown by plat of record in Plat Book 5050, Pages 109 and 110, 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 Abigail C. Bargatze from David Sharifi, by deed dated May 26, 2010 and recorded June 15, 2010 as Instrument No. 20100615-0046314, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 405 Rockwood Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of February, 2015.

Abigail C. Bargatze

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abigail C. Bargatze, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 3rd day of February, 2015.

Paige B. Mayercik
Notary Public

My Commission expires: 11/17/18

