BILL GARRETT, Davidson County
Trans:T20150009554 DEEDWARR
Recvd: 02/06/15 12:21 2 pgs
Fees:13.00 Taxes:503.20
20150206-0011342

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Sarah I. Brown & Thomas K. Brown
1608 Western Shore Dr
Nashville, TN 37214

MORTGAGEE
CMG Mortgage, Inc.
3160 Crow Canyon Rd, Ste 400
San Ramon, CA 94583

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 108 16 0
PARCEL 105.00

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Ricky E. Smith, unmarried** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah I. Brown and Thomas K. Brown, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Lakeview Hills Subdivision, Section VI, as of record in Plat Book 5200, page 642, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricky E. Smith by Quitclaim Deed dated May 10, 2010 from Ewell V. Smith and Patsy R. Smith, husband and wife, of record in Instrument Number 20100528-0041361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6431, Page 298; easement for ingress and egress for the placement of driveways of record in Book 6611, page 978; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 642, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1608 Western Shore Dr Nashville, TN 37214.**

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, 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 our hands this 4th day of February, 2015.

Ricky E. Smith

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ricky E. Smith, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $136,000.00.

X
AFFIANT

Subscribed and sworn to before me this 4th day of February, 2015.

NOTARY PUBLIC

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

My Commission Expires: _____