BILL GARRETT, Davidson County
Trans:T20150018295 DEEDWARR
Recvd: 03/13/15 09:12 2 pgs
Fees:13.00 Taxes:725.20
20150313-0021582

WARRANTY DEED

WR14-2621

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF March, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/16
(AFFIX SEAL)

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2016

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miranda R. Owens	Residential Acceptance Corp.	
2621 Mountaindale Ct.	(NAME) 5100 W Kentucky Blvd. Suite 160	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Tampa, FL 33609	164-10-0-A-127.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LATONYA SMITH, SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIRANDA R. OWENS AND ANTOINE R. OWENS, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 333 on the Plan of Village Two, Summerfield, of record in Plat at Instrument No. 20000929-0096421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Latonya Smith, single woman by Warranty Deed from Justin J. Taylor and wife, Kathryn D. Taylor, of record in Instrument No. 20120316-0022671, Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on March 16, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20000929-0096421, Book 11588, Page 484, Book 11669, page 376, amended in Instrument 20010308-0021946, Instrument 20010504-00463260 and Instrument 20030527-0071168, Book 11648, page 660, amended in Instrument 20010326-0028531, Book 11648, page 662 amended in Instrument 20010504-0046261, Book 1141, page 327, Instrument 20000113-004777, Instrument 20010514-0049520, Instrument 20000913-0091248, Instrument 20000913-0091249 and Instrument 20000913-0091247, Instrument 20000809-0079074, Instrument 20000824-0083643; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2621 Mountaindale Ct., Antioch, Tennessee 37013
(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 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 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 6th day of March, 2015.

Latonya Smith by Pam Smithson her attorney in fact
Latonya Smith

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of March, ~~2105~~ 2015, before me personally appeared Pam Smithson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Latonya Smith, single woman and who acknowledged he/she/they executed the same as the free act and deed of the said Latonya Smith, single woman.

Witness my hand and official seal, this the 6th day of March, ~~2105.~~ 2015

Notary Public

My Commission Expires: 2/10/17

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066