BILL GARRETT, Davidson County
Trans: T20150026512 DEEDWARR
Recvd: 04/09/15 11:08 2 pgs
Fees: 13.00 Taxes: 555.00
20150409-0031243

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon M. Smith	Regions Bank dba Regions Mortgage	182060A00600 CO
(NAME)	(NAME)	
7429 Maggie Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Katherine D. Cain and husband, and Jeff Cain,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brandon M. Smith, married,** 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. 6 on the Plan of Section One, Old Hickory Hills of record in Document No. 20020213-0018960, Register's Office for said County.

Said Lot No. 6 fronts 60.00 feet on the westerly margin of Maggie Drive and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Katherine D. Cain, married, by deed of record in Instrument Number 20070530-0064145, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Section One, Old Hickory Hills, of record in Instrument No. 20020213-0018960, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20010306-0021333, Register's Office for Davidson County, Tennessee. Easement to the United Telephone Company of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee. Charter of Old Hickory Hills HOA of record in Instrument Nos. 20020123-0009417 and 20081219-0121385, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7429 Maggie Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

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

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 my/our hands this 8th day of April, 2015.

Katherine D. Cain

Jeff Cain

State of Tennessee
County of Williamson

Personally appeared before me Katherine D. Cain and Jeff Cain, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of April, 2015.

Notary Public Tahira J. Pyszka
My Commission Expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

File No.: 9387