RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20150044555 DEEDWARR
Recvd: 06/05/15 14:28 2 pgs
Fees:13.00 Taxes:662.30
20150605-0053124

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2015.

Notary Public

My commission expires: 10-18-16

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Crystal Foster	**First Bank**	**064-16-0E-063.00-CO**
544 Griffin Circle	**318 Seaboard Lane, Suite 205**	
Hermitage, TN 37076	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eunice A. Smithey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crystal Foster, single woman

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 all of Unit No. 63, in Building 17, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-l, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No: 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No: 20071105-013490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Eunice A. Smithey by Warranty deed from Phillips Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20090605-0052418 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on June 05, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved (**X**) unimproved ( ) property known as 544 Griffin Circle 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 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 hand(s) this 28th day of May, 2015.

Eunice A. Smithey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Eunice A. Smithey the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2015.

JESSICA F. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

Notary Public

My Commission Expires:

File #: **415071**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027