WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051317 DEEDWARR
Recvd: 06/26/15 09:04 2 pgs
Fees:13.00 Taxes:432.90
20150626-0061515

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day, of June, 2015.

_____
Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Building Projection, Inc.	New Owner	Map & Parcel 06100002400
(NAME)	(NAME)	
1116 Kirkland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, Kevin Smokowski, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Building Projection, Inc., 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:

Real estate located in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the easterly margin of Ben Allen Road, 887 feet from the corner of Lot 246 in Maplewood Heights, Book 547, Page 103, Register's Office for said County, running thence north 17 degrees 45 minutes west 50 feet, thence north 72 degrees 15 minutes east, 400 feet to Nickens line; thence south 17 degrees 45 minutes east 50 feet; thence south 72 degrees 15 minutes west 400 feet to the beginning.

Being the same property conveyed to Kevin Smokowski. by deed from Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certification, Series 2007-FXD1 of record in Instrument Book 20100303-0016202, Register's Office, Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 533 Ben Allen Road, Nashville, TN 37216
(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 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 hand this 24th day of June, 2015.

Kevin Smokowski

STATE OF TENNESSEE

COUNTY OF Sumner

On this 24th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Smokowski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

5-3-16

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON