Davidson County DEEDWARR
Recvd: 07/24/15 10:42 3 pgs
Fees:18.00 Taxes:786.25
20150724-0072783

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $212,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2015.

Notary Public
My commission expires: 10/18/16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

07-1506-86061

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Carmack Alexander Maxfield William Dale Maxfield 1428 Beech Grove Way Nashville TN 37211	CUCORP, Inc. 1400 8th Avenue South Nashville, TN 37203	161-06-0-A-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jan Wheatley, now known as Jan Smyre, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carmack Alexander Maxfield, unmarried and William Dale Maxfield, married, tenants in common, with right of survivorship,** hereinafter called the Grantees, their successors 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 Unit No. 123, on the Plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record in Instrument No 20080709-0070601, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jan Wheatley, an unmarried woman by deed from Centex Homes, a Nevada general partnership, dated August 26, 2009, recorded September 11, 2009, of record in Instrument No. 20090911-0085233, Register's Office for Davidson County, Tennessee.

Nathaniel James Smyre, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any in the subject property.

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 property is improved property known as 1428 Beech Grove Way, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of July, 2015.

Jan Smyre

Nathaniel James Smyre

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Jan Smyre and~~ **Nathaniel James Smyre**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 22nd day of July, 2015.

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

~~Deborah K. Devine~~ Nancy Schneider
State of Tennessee at Large

My Commission expires: ~~10/18/16~~

State of Tennessee
County of Williamson

Personally Appeared before me, the undersigned, a Notary Public in and for said county and state Jan Smyre, with whom I am personally acquainted (or proved to me on the basis of satisfatory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 22 day of July, 2015

Notary Public

Commission expires:
10-18-16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

Revised 10/16/2004

CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Janet Gers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: 06-19-16

