WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 9-20-2017
(AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Adam H. Marshall	Freedom Mortgage	Parcel ID:
7129 Calderwood Drive	907 Pleasant Valley Ave.	181030A18800CO
Antioch, TN 37013	Mount Laurel, NJ 08054	

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 acknowledged, we

Travis Smith and wife, Tadera Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Adam H. Marshall , an unmarried man and Erin M. Fitz, an unmarried woman, tenants in common with*
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. 188 on the Plan of Indian Creek Estates, Section Three of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Travis Smith and Tadera Smith by deed from Federal National Mortgage Association aka Fannie Mae, of record in Instrument 20060103-0000527, dated December 20, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11708, Page 575 amended in Book 10752, Page 553; Instrument 20030509-0062505; 20050118-0006063; 20060523-0060562; 20070606-0067791; 20070606-006790; and Book 11033, Page 509 amended in Instrument 200007270074153, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 817, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7129 Calderwood Drive, Antioch, TN 37013

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 our hands this 31st day of July, 2015.

Travis Smith

Tadera Smith

*full right of survivorship

BILL GARRETT, Davidson County
Trans:T20150064422 DEEDWARR
Recvd: 08/04/15 14:15 2 pgs
Fees:13.00 Taxes:876.90

20150804-0077335

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Travis Smith and Tadera Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2015.

My Commission Expires: 8/23/16

Notary Public

