Davidson County DEEDWARR
Recvd: 08/31/15 14:08 3 pgs
Fees:18.00 Taxes:1050.43
20150831-0088197

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 283,900.00

Teresa Taylor
Affiant

Subscribed and sworn to before me, this 27th day of August, 2015.

Notary Public

My commission expires: 9/18/17

Tammy McCauley State of Tennessee Notary Public Rutherford Co. TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard S. Smith **Sara M. Smith**	**SunTrust Mortgage, Inc.**	**155080C11000CO**
1400 Calloway Ct	**901 Semmes Avenue**	
Nashville, TN 37221	**Richmond, VA 23224**	

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,

Patricia A Richards with a life estate to Ruth Richards

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

Richard S. Smith and Sara M. Smith, husband and wife

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. 110, on the plan of Amendment and Change of Survey Monumentation applicable to the plan of Poplar Creek Estate, Phase Two, as of record in Book 6900, Page 339 through 347, as shown on plat of record in Plat Book 7900, Page 888-889, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Patricia A Richards with a life estate to Ruth Richards by Quitclaim Deed from Patricia A Richards, unmarried dated 06/05/14 and recorded on 06/10/14 in Instrument No. 20140610-0050488, said Register's Office for said county.

Also being the same property conveyed to Patricia A Richards, a single woman by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated 01/13/10 and recorded on 02/02/10 in Instrument No. 20100202-0008257, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1400 Calloway Ct, Nashville, TN 37221.

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 in 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 27th day of August, 2015.

Patricia A Richards

Ruth Richards **by** Patricia A. Richards, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Patricia A Richards, the within named Grantor(s), 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, at office, this 27th day of August, 2015.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **PATRICIA A. RICHARDS** to me known to be the person who executed the foregoing instrument in behalf of **RUTH RICHARDS as her** Attorney in Fact, and acknowledged that **she** executed the same for the purposes therein contained as the free act and deed of the said **RUTH RICHARDS.**

Witness my hand, at office, this 27th day of August, 2015.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 09288-27314

True Copy Certification

I, **Tammy McCauley** , 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.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of

an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-15-19

Notary' Seal

