WARRANTY DEED

File #15726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,702.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires AUG. 23, 2016

BILL GARRETT, Davidson County
Trans: T20150077808 DEEDWARR
Recvd: 09/14/15 10:20 2 pgs
Fees: 13.00 Taxes: 265.30
20150914-0092858

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte Olin Smith and Douglas Ray Smith	Same	-150-07-0-042.00
(NAME)	(NAME)	
1318 Rhonda Drive		
(ADDRESS)	(ADDRESS)	
Christiana, TN 37037		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Derek M. Badgley and Susan A. Badgley, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monte Olin Smith, a married man and Douglas Ray Smith, an unmarried man, as tenants in common** HEREINAFTER CALLED THE GRANTEE, HIS 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. 40 on the Plan of Section One, Towne Village of the Country of record in Plat Book 5200, Page (s) 55 and 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek M. Badgley and wife, Susan A. Badgley by Warranty deed from Charles R. Kishpaugh and wife, Janice P. Kishpaugh of record in Book 9632, page 118, Register's Office for Davidson County, Tennessee, dated March 29, 1995 and recorded on March 30, 1995.

This conveyance is subject to all restrictions, easements and planning documents of record, current year's taxes and subsequent years, a lien not yet due and payable, and that certain Deed of Trust of record in Book 9948, Page 543, in the Register's office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3205 New Towne Road, Antioch, TN 37013

(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 2nd day of September, 2015.

Derek M. Badgley

Susan A. Badgley

STATE OF Tennessee

COUNTY OF Davidson

I, Daniel Heard, a Notary Public of the County and State first above written, do hereby certify that Derek M. Badgley and Susan A. Badgley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of September, 2015.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027