WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150084012 DEEDWARR
Recvd: 10/02/15 11:11 2 pgs
Fees: 13.00 Taxes: 865.80

20151002-0100433

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0400

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jared R. Smith	Nations Direct Mortgage, LLC	141070B13200
(NAME)	(NAME)	
7009 Somerset Farms Circle	18200 Von Karman, Ste 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Irvine, CA 92612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Roberta J. Dorfman** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jared R. Smith and Carol Smith, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/ or 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 all of Lot No. 158 on the Plan of First Revision Somerset Farms Section 4, Phase 2, a Planned Unit Development, as of record in Plat Book 9700, Page 565, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roberta J. Dorfman by Warranty Deed from James S. Malakelis and wife, Bethany B. Malakelis, dated 08/01/2003 recorded 11/24/2003, of record in Instrument No. 20031124-0170809, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 9700, Page 565; Covenants, conditions, easements and restrictions of record in Book 8556, Page 11, Supplement and Amendment of record in Book 10410, Page 89, By-Laws of record in Book 8556, Page 25; Boundary Plat of record in Book 6900, Page 972; Articles of Incorporation of Somerset Farms Condominium Homeowners' Association, Inc., of record in Book 7382, Page 225; Articles of Amendment to the Charter of Somerset Farms Condominium Homeowners' Association, Inc., of record in Book 7820, Page 608, Book 8235, Page 521; Articles of Amendment to the Charter of Somerset Farms Homeowners' Association, Inc., of record in Book 8584, Page 20, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7009 Somerset Farms Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-27924
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of September, 2015.

Roberta J. Dorfman

State of Tennessee
County of Wilson

Personally appeared before me Roberta J. Dorfman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2015.

Notary Public _____
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122