WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronda Smith	First Bank, 318 Seaboard Lane, Ste 205 Franklin, TN 37067	008000060.00
(NAME)	(NAME)	
7820 Whites Creek		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150085547 DEEDWARR
Recvd: 10/07/15 12:03 2 pgs
Fees:13.00 Taxes:527.25

20151007-0102308

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Janet D. Holt, Trustee of the James Demonbreun and Audrey Sue Demonbreun Revocable Trust dated July 14, 2015,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronda Smith;*** 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:

***and James F. Smith, wife and husband**

Beginning at a point on the Easterly margin of the Springfield Road (as widened) approximately 350 feet Southeasterly from the Southwest corner of a 20 acre tract, known as the Mrs. J. R. Watts property, as of record in deed book 674, page 595, R.O.D.C., Tenn.; thence with the curve of the road 62 feet in South Easterly direction to the P.C. of the curve on the Easterly margin of said road; thence South 47 degrees 36 minutes East 88 feet to a stake; thence North 52 degrees East 200 feet to a stake; thence North 44 degrees 36 minutes West 150 feet to a stake; thence South 52 degrees West 200 feet to the point of beginning.

Being the same property conveyed to Janet D. Holt, Trustee of the James Demonbreun and Audrey Sue Demonbreun Revocable Trust dated July 14, 2015 by Quitclaim Deed from James Edward Demonbreun and wife, Audrey Sue Demonbreun dated July 14, 2015, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☐ property, known as 7820 Whites Creek, Joelton, TN 37080
(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/our hands this 30th day of September, 2015.

THE JAMES DEMONBREUN AND AUDREY SUE DEMONBREUN REVOCABLE TRUST Dated July 14, 2015

Janet D. Holt, Trustee

Janet D. Holt
Trustee

State of Tennessee
County of Williamson

Personally appeared before me Janet D. Holt, Trustee of the James Demonbreun and Audrey Sue Demonbreun Revocable Trust dated July 14, 2015, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

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

Brenda R Lehman

Notary Public
My Commission Expires: 3/24/19

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 10725

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122