BILL GARRETT, Davidson County
Trans:T20150087470 DEEDWARR
Recvd: 10/14/15 10:26 2 pgs
Fees:13.00 Taxes:425.50
20151014-0104429

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN
15-0222M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of October, 2015

Notary Public
Commission Expires: 10-18-16

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Timothy Haworth 1301 Saturn Dr Nashville, TN 37217	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	120-05-0-047.00

WARRANTY DEED

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, I/WE,

Douglas Ray Smith, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Timothy Haworth and Cheryleen Haworth, 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. 159 on the Map of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Douglas Ray Smith, by Quitclaim Deed from Clell Lee Smith, dated 4/30/10 and recorded 5/11/10 in Instrument No. 20100511-0036086; and being the same property previously conveyed to Douglas Ray Smith, unmarried and Clell Lee Smith, unmarried, by Warranty Deed from John R. Crawford, dated 4/20/07 and recorded 5/25/07 in Instrument No. 20070525-0062300, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1301 Saturn Dr, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of October, 2015.

Douglas Ray Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Douglas Ray 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 Murfreesboro, Tennessee this 13th day of October, 2015.

MELODY P. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public
My Commission Expires: 7/2/17

(Notary Seal)