WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/15 10:44 3 pgs
Fees:18.00 Taxes:554.63
20151023-0108016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $149,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1475B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Johnny Smith, Jr. and Chessie A. Smith	First Community Mortgage, Inc.	053-06-0B-013.00-CO
2248 Riverway Drive	245 Heritage Park Drive	
Old Hickory, TN 37138	Murfreesboro, TN 37129	

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,

MARY ANN YOPPOLO, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHNNY SMITH, JR. AND CHESSIE A. SMITH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 224 on the Plan of Phase 2, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page (s) 412 and 413, 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 Brian Shannon and Twyla Shannon by Special Warranty deed from The Bank of New York Mellon, as trustee on behalf of the registered certificateholders of GSAMP Trust 2004-SEA2, mortgage pass-through certificates, series 2004-SEA2, a corporation organized and existing under the laws of the United States of record in Instrument No. 20090130-0008049 Register's Office for Davidson County, Tennessee, dated January 08, 2009 and recorded on January 30, 2009.

Being the same property conveyed to Gregory A. Osborn, Sr. by Warranty deed from Brian Shannon and wife, Twyla Shannon of record in Instrument No. 20131101-0113876 Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on November 01, 2013.

Being the same property conveyed to Mary Ann Yoppolo by Warranty deed from Gregory A. Osborn, Sr. and Pamela Osborn, husband and wife of record in Instrument No. 20150325-0025605 Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 25, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 412 and 413, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7463, page 294; Book 8694, page 216; Book 8699, page 462; Book 9081, page 63; Book 9309, page 847; Book 9432, page 988 and Book 9530, page 185, and in any allied instrument(s) referred to in said restrictions.

By-Laws of Waterford Community Association, Inc. of record in Book 8715, page 583 and amended in Instrument No. 20090309-0020515.

Charter of Waterford Community Association, Inc. of record in Book 8711, page 701.

QuitClaim Deed for common areas to Waterford Community Association, Inc. of record in Book 8715, page 590.

Restrictions of record as Instrument Number 20150325-0025605 in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2248 Riverway Drive, Old Hickory, TN 37138

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 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 hand on the 16th day of October, 2015.

Mary Ann Yoppolo

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, a Notary Public of said County and State, MARY ANN YOPPOLO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of October, 2015.

Notary Public

My Commission Expires: SEPT 1 2017

DONALD W CROYLE JR
Notary Public, State of Arizona
Maricopa County
My Commission Expires
September 01, 2017

File #: 15-1475B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

