Davidson County DEEDWARR
Recvd: 10/23/15 16:29 3 pgs
Fees:18.00 Taxes:1794.50
**20151023-0108218**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/6/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JENNIFER SMITH, AN UNMARRIED WOMAN AND DARLA K. ACHEY, AN UNMARRIED WOMAN | CMG Mortgage, Inc. | 00800018000 |
| | (NAME) | |
| 3560 Baxter Rd. | 316 Crow Canyon Rd., Ste. 400 | |
| (ADDRESS) | (ADDRESS) | |
| Joelton,TN 37080 | San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT E. BRINKLEY and wife, ELISA BRINKLEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JENNIFER SMITH, AN UNMARRIED WOMAN AND DARLA K. ACHEY, AN UNMARRIED WOMAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT. NO. 1 OF THE FINAL PLAT JOE SMITH PROPERTY, OF RECORD IN PLAT BOOK 8250, PAGE 779, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SCOTT E. BRINKLEY AND WIFE, ELISA BRINKLEY BY WARRANTY DEED FROM JOE N. SMITH, MARRIED, OF RECORD IN INSTRUMENT NO. 20041007-0121432, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3560 Baxter Rd., 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 hand(s) this 22nd day of October, 2015.

**WARRANTY DEED**
(Continued)

Scott E. Brinkley

Elisa Brinkley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT E. BRINKLEY and wife, ELISA BRINKLEY, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of October, 2015.

Notary Public

My Commission Expires: 08/20/19




(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

**TRUE COPY CERTIFICATION**

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My commission expires:

11/06/2017