RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,400.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Baldeep Hayer	loanDepot.com, LLC	161-09-0-154.00
(NAME)	(NAME)	
5433 Edmondson Pike	26642 Town Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, JOHN M. SMITH, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Baldeep S. Hayer, unmarried, 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(s) 1, as shown on the map entitled Carden Subdivision, a Revision of the William Stanley King Subdivision in Plat Book 6250, page 710, of record in Instrument No. 20060112-0004698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to JOHN M. SMITH, AN UNMARRIED PERSON, by deed from EDWARD P. HRABOVSKY AND WIFE, R. SUZANNE HRBROVSKY, of record in Instrument No. 20021003-0120446, dated September 27, 2002, said Register's Office.

Being the same property conveyed to JOHN M. SMITH, by deed from GARY M. CARDEN, of record in Instrument No. 20060428-0048937, dated April 26, 2006, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5433 Edmondson Pike, Nashville, TN 37211
(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. 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.

BILL GARRETT, Davidson County
Trans:T20150093787 DEEDWARR
Recvd: 11/03/15 14:25 2 pgs
Fees:13.00 Taxes:1233.58
20151103-0112096

Witness my hand this 30th day of October, 2015.

John M. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
8-20-2019

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY