WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,000.00

Michael L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2015

Notary Public:

MY COMMISSION EXPIRES: 2-22-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tony Mullins	Regions Bank dba Regions Mortgage	Parcel ID:
5620 Chestnutwood Trail; #71	2050 Parkway Office Circle	098050A13000
Hermitage, TN 37076	Birmingham, AL 35244	

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, we

Sean E. Smith and wife, Mercedes A.W. Smith, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tony Mullins , an unmarried man, and Michael O. McGirt, an unmarried man, as joint tenants with rights *
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:

*of survivorship

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Revision One, Section Five, Hampton Hall, of record in Instrument No. 200007280074425, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Sean E. Smith and Mercedes A.W. Smith, husband and wife, by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, of record in Instrument 20010830-0093973, dated August 24, 2001, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; Book 10640, Page 947; Book 10956, Page 520; Book 11372, Page 852; Book 11573, Page 512; and Instrument 200006080057413 said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 200007280074425, said Register's Office; (3) All matters in the PUD Boundary of record in Plat Book 9700, Page 216, said Register's Office; (4) Storm Water Detention Agreement of record in Book 10584, Page 114, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5620 Chestnutwood Trail; #71, Hermitage, TN 37076

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 our hands this 20th day of November, 2015.

Sean E. Smith

Mercedes A.W. Smith

BILL GARRETT, Davidson County
Trans:T20150099976 DEEDWARR
Recvd: 11/24/15 12:56 2 pgs
Fees:13.00 Taxes:817.70

20151124-0119164

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean E. Smith and Mercedes A.W. 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 Nashville, Tennessee, this 20th day of November, 2015.

My Commission Expires: 8/23/16

Notary Public

