RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 108
Murfreesboro, TN 37129
File # 01451-2779

WARRANTY DEED

File #15801

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford cnty

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2015.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/25/15 11:57 3 pgs
Fees:18.00 Taxes:680.80
20151125-0119741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jermaine D. Collins	Movement Mortgage, LLC	-137-13-0A-088.00-CO
(NAME)	(NAME)	
712 Milbridge Court	P.O. Box 10610	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2567	Virginia Beach, VA 23450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Monte Olin Smith, a married man and Douglas Ray Smith, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jermaine D. Collins, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 88 on the Plan of Final Plat, Section One, Peninsula Point, A Planned Unit Development of record in Plat Book 9700, Page 98, 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 Monte Olin Smith, a married man and Douglas Ray Smith, an unmarried man, as tenants in common by Warranty deed from William Daniel Sanders, an unmarried man of record in Instrument No. 20150917-0094348 Register's Office for Davidson County, Tennessee, dated September 15, 2015 and recorded on September 17, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 712 Milbridge Court, Antioch, TN 37013-2567
(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 hand this 24th day of November, 2015.

Monte Olin Smith

Douglas Ray Smith

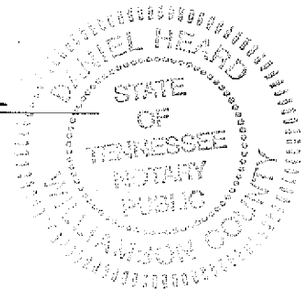
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Monte Olin Smith and Douglas Ray Smith, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that
he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _24th day of November, 2015.

My commission expires: 9-5-2016

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or 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.

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

