Davidson County DEEDWARR
Recvd: 12/23/15 13:45 3 pgs
Fees:18.00 Taxes:943.50
20151223-0129301

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Karen A Cavett
Affiant

Subscribed and sworn to before me, this 17TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(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
Karen A, Cavett and Curtis P. Cavett, Jr., Wife and Husband as joint tenants	iMortgage	098130A01900CO
	(NAME)	
4773 Cape Hope Pass	4800 N Scottsdale Rd S3800	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Scottsdale, AZ 85251	
(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 Kenneth J. Smith and Kathryn Lowe-Smith, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen A, Cavett and Curtis P. Cavett, Jr., Wife and Husband as joint tenants, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF PHASE ONE, SECTION ONE, SECTION THREE, NEW HOPE POINT, OF RECORD IN PLAT BOOK 9700, PAGE 480, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNETH J. SMITH AND KATHRYN LOWE-SMITH, HUSBAND AND WIFE, BY DEED FROM WILLIAM TYLER COPELAND AND CANDACE L. COPELAND, OF RECORD BY INSTRUMENT NO. 20130812-0084156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

KATHRYN LOWE-SMITH EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF KENNETH J. SMITH, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20151223-0129300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 4773 Cape Hope Pass, Hermitage, TN 37076
(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 17th day of December, 2015.

WARRANTY DEED
(Continued)

Kenneth J. Smith

By: _____ attorney in fact
Kathryn Lowe-Smith, Attorney-in-Fact

Kathryn Lowe-Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th day of December, 2015.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY PARTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of December, 2015, before me, a Notary Public, in and for said County and State, personally appeared Kathryn Lowe-Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kenneth J. Smith, acknowledged that such person executed the same as the free act and deed of the said Kenneth J. Smith.

Witness my hand and official seal, this the 17th day of December, 2015.

Notary Public

My commission expires: 08-20-19

(Seal)

MARY PARTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

