Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0399-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2016

Notary Public
My Commission Expires: March 23, 2019

BILL GARRETT, Davidson County
Trans:T20160004515 DEEDWARR
Recvd: 01/19/16 10:54 2 pgs
Fees:13.00 Taxes:592.00
20160119-0004923

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner	Send Tax Bills To:	
Holli Nichole Smith 3113 Milliken Drive Joelton, TN 37080	Holli Nochole Smith 3113 Milliken Dr. Joelton, TN 37080	Map/parcel: 015-14-0/060.00

WARRANTY DEED

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, I/WE

Michael David Shumaker and Jennifer Christine Shumaker, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Holli Nichole Smith, a single woman,

HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Being Lot 20 on the Plan of William Hills, Section 2 as of record in Plat Book 4460, page 62 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Michael David Shumaker and Jennifer Christine Shumaker by Glenda M. Taylor, Unmarried dated August 20, 2013 and appearing of record in Instrument Number 20130821-0088382 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3113 Milliken Drive Joelton, TN, 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of January, 2016

Michael David Shumaker

Jennifer Christine Shumaker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Michael David Shumaker and Jennifer Christine Shumaker, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 15th day of January, 2016

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-11-2019
RUTHERFORD COUNTY