Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
15-2552TN

BILL GARRETT, Davidson County
Trans:T20160005590 DEEDWARR
Recvd: 01/21/16 10:42 2 pgs
Fees:13.00 Taxes:277.50
20160121-0006177

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Seminole

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00.

Ronald C Smith
Affiant

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

Dale-Angela Owens
Notary Public

Commission Expiration: 11-14-2018

DALE ANGELA OWENS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF158106
Expires 11/14/2018

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Douglas E. Betty and Eugene Kamarasy 300 May Dr. Madison, TN 37115	SAME AS NEW OWNER.	-043 06 0 076.00

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, WE, **Ronald C. Smith and Jeanie Johnson,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas E. Betty and Eugene Kamarasy** 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:

Property known as 300 May Dr. Madison, TN 37115, County of Davidson, State of Tennessee.

Land in Davidson County, Tennessee; being Lot No. 1 on the final plat of Madison Park, Section 10 which is of record in Book 8250, Page 555, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to Ronald C. Smith and Jeanie Johnson, as joint tenants with the right of survivorship by deed from Ronald C Smith through Victor Hazelwood, Trustee dated 12/04/09 filed of record 01/06/10 in Instrument No. 20100106-0001104, said Register's Office and by Corrective Quitclaim Deed dated 1-15-16 filed of record 1-21-16 in Instrument No. 20160121-0006176, said Register's Office.

Tax Map and Parcel ID is as follows 043 06 0 076.00

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 pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 300 May Dr., Madison, TN 37115

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 unemcumbered, 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 15th day of January, 2016.

Ronald C. Smith

Jeanie S. Johnson

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Seminole

On this 15th day of January, 2016, before me personally appeared **Ronald C. Smith and Jeanie Johnson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

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

Notary Public

Commission Expiration: 11-14-2018

DALE ANGELA OWENS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF158106
Expires 11/14/2018

LTE File No.: 15-2552TN