Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

State of Virginia
~~STATE OF TENNESSEE~~
~~COUNTY OF RUTHERFORD~~ County of Roanoke
The actual consideration or value, whichever is greater, for this transfer is $101,500.00.

Sharon Vaughn
Affiant

Subscribed and sworn to before me, this 11 day of February, 2016.

Billie D. Hall
Notary Public
My commission expires: 1-31-2018

BILL GARRETT, Davidson County
Trans: T20160012658 DEEDWARR
Recvd: 02/16/16 13:50 2 pgs
Fees: 13.00 Taxes: 375.55
20160216-0014453

BILLIE D. HALL NOTARY PUBLIC REG. #165856 MY COMMISSION EXPIRES 01/31/2018 COMMONWEALTH OF VIRGINIA

04-1601-55852

Address of New Owner:	Send Tax Bills to:	Tax Information:
Keith Smith	Heritage Bank of the South Servicing	163-16-0-A-056.00
1005 Halifax Lane Antioch TN 37023	3333 Peachtree Road, Suite M-10 South Tower, GA 30326	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Vaughn, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Keith Smith and Jennifer Smith, husband and wife**, hereinafter called the Grantees, their successors 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 Unit No. 156, on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20031119-0168785, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon Vaughn, a single woman by deed from Centex Homes, a Nevada General Partnership dated September 27, 2004, recorded September 30, 2004, of record in Instrument No. 20040930-0117923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1005 Halifax Lane, Antioch, TN 37023.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Dated SV SV
~~WITNESS my hand~~ this 9th day of February, 2016.

Sharon Vaughn
Sharon Vaughn

STATE OF Virginia
COUNTY OF Roanoke

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sharon Vaughn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ROANOKE (city), VIRGINIA (state), this 11 day of February, 2016.

Billie D. Hall
Notary Public

My Commission expires: 1-31-2018

BILLIE D. HALL
NOTARY PUBLIC
REG. #165856
MY COMMISSION EXPIRES
01/31/2018
COMMONWEALTH OF VIRGINIA