Davidson County DEEDWARR
Recvd: 02/19/16 11:31 2 pgs
Fees:13.00 Taxes:740.00
20160219-0015941

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of February, 2016.

Notary Public
My commission expires: 3-25-18

160175
07-1601-86252

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Michael B. Smith	CMG Mortgage	181-11-0-C-048.00
~~8313 Rossi Road~~ 9138 Concord Hunt Circle	3160 Crow Canyon	
Brentwood TN 37027	San Ramon, CA 94583	

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, **Orin Ponchak, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael B. Smith and Valerie S. 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. 296, on the Plan of The Villas at Concord Place, Phase 5 (fka Concord Place II, Phase I), as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Restrictive Covenants, Conditions, and Restrictions of record in Instrument No. 20080318-0027346, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Orin Ponchak, an unmarried man by deed from Centex Homes, a Nevada General Partnership, dated November 19, 2008, recorded November 21, 2008, of record in Instrument No. 20081121-0114668, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Orin Ponchak by Quitclaim Deed from Summer Ponchak, dated May 8, 2015, recorded July 20, 2015, of record in Instrument No. 20150720-0070734, 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 8313 Rossi Road, Brentwood, TN 37027.

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.

WITNESS my hand this 18th day of February, 2016.

Orin Ponchak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 18th day of February, 2016.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018