WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/16 15:15 3 pgs
Fees:18.00 Taxes:358.73
20160301-0019578



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,955.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/4/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kimberly A. Browers	**FirstBank**	149 05 0 109.00
(NAME)	(NAME)	
4904 Barclay Square Drive	**318 Seaboard Lane Suite 205**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Six Thousand Nine Hundred Fifty-Five And No/100 Dollars ($96,955.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Crystal Blackwell and Christopher Smotherman, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kimberly A. Browers, unmarried***, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*woman

Land in Davidson County, Tennessee, being Lot No. 129 on the plat of Tarragon Trails, Section One of record in Plat Book 4860, Page 61, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Mary Eunice Smith by Deed from Donald R. Forg, dated August 20, 1993 and recorded August 24, 1993 in Book 9055, Page 795, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Crystal Blackwell (Sole Owner) by Quitclaim Deed from Mary Eunice Smith (Sole Owner), dated May 23, 1997 and recorded May 29, 1997 in Book 10470, Page 684, in said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 4904 Barclay Square Drive, Antioch, TN 37013

File Number: FRN-160302SSO

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, has 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 our hands this 26th day of February, 2016.

Crystal Blackwell

Christopher Smotherman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Crystal Blackwell and Christopher Smotherman, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2016.

Notary Public

My Commission Expires: 3/4/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-160302SSO

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.

Kimie Perry
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.

Liz Jones
Notary's Signature

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

