BILL GARRETT, Davidson County
Trans:T20160016975 DEEDWARR
Recvd: 03/02/16 08:46 2 pgs
Fees:13.00 Taxes:851.00
20160302-0019657

Return to:
Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1295

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mandelin L. Arola	Franklin Synergy Bank	Map 173-05-0-B-
2004 Cottage Grove Court	722 Columbia Avenue	Parcel 002.00CO
Antioch, TN 37013	Franklin, TN 37064	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brad Smotherman,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mandelin L. Arola, a single woman,** (The "Grantee"), her heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Cottage Grove of record in Instrument No. 20100406-0025553, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brad Smotherman by warranty deed dated September 25, 2015 from Rashod Ezell and Lakesha Ezell, husband and wife, of record in Instrument No.20160219-0016027, said Register's Office.

This is not the personal, primary or martial residence and/or any dependents of Grantor.

This is the same legal description used in the previous deed of record.

This conveyance is subject to the following:

1. **2016 Taxes, not yet due and payable.**
2. **Restrictions of record in Instrument No. 20091215-0114265, said Register's Office.**
3. **Misc. Easement of record in Book 6200, page 290, said Register's Office.**
4. **Storm Water Detention Agreement of record in Instrument No. 20070423-0047753, said Register's Office.**
5. **Right-of-Way Easement of record in Book 5215, page 482 and in Book 5385, page 986, said Register's Office.**
6. **Any and all matters appearing of record in Plat Instrument No. 20100406-0025553, said Register's Office.**

This is improved property commonly known as **2004 Cottage Grove Court, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 230,000.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 2016.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of February, 2016.

Brad Smotherman

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brad Smotherman,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 26th day of February, 2016.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY