(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20160019923 DEEDWARR
Recvd: 03/10/16 15:14 3 pgs
Fees:18.00 Taxes:536.50



20160310-0023243

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 7th day of March 2016, A.D., 20 , by and between

Paul L. Tierney and wife, Melanie D. Tierney

First Parties, and

Justin R. Smolder, a single Man Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF EVA-MOR HEIGHTS OF RECORD IN PLAT BOOK 1424, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PAUL L. TIERNEY AND WIFE MELANIE D. TIERNEY BY WARRANTY DEED FROM AMY K. DAUBERMAN, AN UNMARRIED PERSON, RECORDED ON JUNE 3, 2015 OF RECORD IN INSTRUMENT NO. 20150603-0051875, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Justin R. Smolder, a single man
2523 Crossfield Drive
Nashville, TN 37214

RESPONSIBLE TAXPAYER:
Finworth Mortgage LLC
2106 Crestmoor Rd
Nashville, TN 37215

CLT # _____

MR-BR-10305-04212

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Paul L. Tierney Melanie D. Tierney

✓STATE OF _____

COUNTY OF _____

Personally appeared before me, Paul L. Tierney and wife, Melanie D. Tierney , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 20_____.

✓ _____ Notary Public

My Commission Expires: See attached

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 145,000.00. Affiant Coreen Newcomb.

Subscribed and sworn to before me this 7th day of March, 20 16.

My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

✔ STATE OF Indiana
COUNTY OF DeKalb } SS

On 2/16/16, before me, Richard O Groves,
personally appeared Paul L. Tierney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

RICHARD O GROVES
Notary Public Indiana
FOR DEKALB COUNTY
RESIDENCE ALLEN COUNTY
My Commission Expires
March 11, 2023

✔ **Signature** Richard O Groves

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✔ STATE OF Kentucky
COUNTY OF Boyd } SS

On Feb 17 2016, before me, Melanie D Tierney,
personally appeared Melanie D. Tierney personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY PUBLIC STATE AT LARGE

WITNESS my hand and official seal.

✔ **Signature** Marjorie Stanley