BILL GARRETT, Davidson County
Trans:T20160024165 DEEDWARR
Recvd: 03/24/16 15:30 3 pgs
Fees:18.00 Taxes:680.80
20160324-0028146

This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
763568 2016-02102
Tiffany Redwine

WARRANTY DEED

Address New Owner(s) as follows:	SEND TAX BILLS TO:	
Thomas Smith and Amanda Smith	New Owner	
229 Bonnabrook Drive		
Hermitage, TN 37067		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Karla Robinson, an single woman,** have this day bargained and sold, and do hereby transfer and convey unto the said **Thomas Smith and wife, Amanda Smith,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE

COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $184,000.00

Affiant _____

Subscribed and sworn to before me this the 22nd day of March 2016.

Notary Public _____

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (affix Seal)

This is improved property known as 229 Bonnabrook Drive, Hermitage, TN 37067.

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 9th day of February, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Karla Robinson
Karla Robinson

STATE OF Louisiana.
COUNTY OF Caddo Parish

Personally appeared before me, ~~Karla Robinson~~ Margaret H. Benjamin KR MHB., a Notary Public in and for said County and State, Karla Robinson, the within named bargainor Single Woman (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2016.

✓ Margaret H. Benjamin #10723 (This area for official notarial seal)
Notary Public
My Commission Expires: ✓ Life



LEGAL DESCRIPTION

EXHIBIT "A"

Being Lot No. 424 on the Plan of Hermitage Hills, Section 5, as of record in Plat Book 3300, page 1 and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

For information purposes only:

Map/Parcel ID Number: 074-16-0-061.00

BEING the same property conveyed to Karla Robinson by Warranty Deed from IRA Innovations, LLC FBO Charles F. Cline, IRA, dated March 21, 2014, recorded May 06, 2014, as Document No. 20140506-0038620, Register's Office of Davidson County, Tennessee.