This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# P69-13

BILL GARRETT, Davidson County
Trans:T20160025423 DEEDWARR
Recvd: 03/30/16 08:47 2 pgs
Fees:13.00 Taxes:447.70
20160330-0029722

ADDRESS NEW OWNER:
Michal E. Smith
3205 Cloudfalls Trace
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
US Community Credit Union
P.O. Box 140570, 2622 Old Lebanon Road
Nashville, TN 37214

MAP **164120A01300CO**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cindy Phillips** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michal E. Smith and Caleb A. Smith, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> The following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:
>
> Land in the 1st Civil District of Davidson County, being Lot No. 13 on the Plan of Weatherstone, a Planned Unit Development, of record in Instrument #2002092601174400, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Cindy Phillips by deed from Shaun Donovan, The Secretary of Housing and Urban Development dated December 26, 2012, of record in Instrument No. 20130107-0001616, Register's Office for Davidson County, Tennessee.

This is improved property known as 3205 Cloudfalls Trace, Antioch, Tennessee 37013. Possession is to be given on March 28, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 28th day of March, 2016.

Cindy Phillips

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cindy Phillips**, the bargainors, 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 and official seal at office this 28th day of March, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $121,000.00.

Caleb Allen Smith
AFFIANT

Subscribed and sworn to before me on this 28th day of March, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18