Davidson County DEEDWARR
Recvd: 05/04/16 13:21 3 pgs
Fees:18.00 Taxes:440.30
20160504-0044076

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1119TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of April, 2016.

Notary Public

Commission Expiration: 5-22-2019

ALBERT H. LEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Erinn French 3405 Old Anderson Road, Unit 313 Antioch, TN 37013	Southwest Funding, LP 13150 Coit Road, Ste 100 Dallas, TX 75240	-136150A03600CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tanya R. Smith n/k/a Tanya R. Coleman, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erinn French, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 3405 Old Anderson Road, Unit 313 Antioch, TN 37013, County of Davidson, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 36, Unit 313, on the Plan of Watercrest Townhomes, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tanya R. Smith, an unmarried woman, by deed from Pulte Homes Tennessee dated 08/19/99, filed of record 08/26/99 in Book 11636, Page 197, said Register's Office.

The subject property is not the principal residence of the grantor, nor her spouse or any dependents.

Tax Map and Parcel ID is as follows 136150A03600CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3405 Old Anderson Road, Unit 313, Antioch, TN 37013

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, have 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 my hand this 26th day of April, 2016.

Tanya R. Smith n/k/a Tanya R. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2016, before me personally appeared **Tanya R. Smith n/k/a Tanya R. Coleman, married**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of April, 2016.

ALBERT H. LEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
Commission Expiration: 5-22-2019

True Copy Certification

I, **Rita B Mitchell**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Rita B Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shellie Jenkins**, a notary public for this county and state, **Rita B Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shellie Jenkins

My Commission Expires: 8/28/18

SEAL

