WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/4/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald W. Smith	First Community Mortgage, Inc	151010A059.00
(NAME)	(NAME)	
6043 Rivendell Ct.	275 Robert Rose Dr	Davidson County DEEDWARR Recvd: 05/05/16 10:27 3 pgs Fees:18.00 Taxes:758.50 **20160505-0044467**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Timothy Piansay and Rechella Piansay, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Donald W. Smith and Jacquelyn L. Smith, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 59, Chatham Pointe, as shown on plat of record in Plat Book 6900, Pages 444 through 447, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy Piansay and Rechella Piansay husband and wife by Warranty Deed dated 12/16/2014 from Sherry R. Devasher, married of record in Instrument 20141220116851, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters as set forth per Book 6900, Page 444, Book 6900, Page 445, Book 6900, Page 446, Book 6900, Page 447, said Register's Office; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, as amended of record in Book 7538, Page 792, as amended of record in Book 7599, Page 812, as amended of record in Book 8667, Page 381, said Register's Office; (3) By-Laws of record in Book 8667, Page 381, Book 8679, Page 446, said Register's Office; (4) Roadway Easement of record in Book 3891, Page 476, said Register's Office; (5) Deed of Conveyance Easement of record in Book 7748, Page 440, said Register's Office; (6) Deed of Conveyance Easement of record in Book 7748, Page 444, said Register's Office. Deed of Conveyance Easement of record in Book 7748, Page 493, said Register's Office; (7) Deed of Conveyance Easement of record in Book 9698, Page 51, said Register's Office; (8) Deed of Conveyance Easement of record in Book 9698, Page 104, said Register's Office; and (9) Charter of record in Book 7597, Page 977, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3421 Bridgeton Cove, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 2nd day of May, 2016.

Timothy Piansay

Rechella Piansay

State of Tennessee
County of Wilson

Personally appeared before me Timothy Piansay and Rechella Piansay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

