This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP & PARCEL NO. 163-2-B-12CO

Davidson County DEEDWARR
Recvd: 05/06/16 15:47 3 pgs
Fees:18.00 Taxes:780.70
20160506-0045393

NAME & ADDRESS OF NEW OWNER:
Antwon Smith and Shaylla Smith
144 Took Drive
Antioch, TN 37013

SEND TAX BILLS TO:
F & M Bank
P. O. Box 451
Clarksville, TN 37041

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **DWAYNE MATHIS, JR. AND CHRISTINA L. MATHIS, HUSBAND AND WIFE**, "Grantor(s)", have this day bargained and sold and do hereby transfer and convey unto **ANTWON SMITH AND SHAYLLA SMITH, HUSBAND AND WIFE**, "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot 12, First Amendment, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D., as shown by Plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificate of Corrections of record in Instrument Nos. 20050725-0086047, and Instrument No. 20050725-0086048, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Dwayne Mathis, Jr. and Christina L. Mathis, husband and wife, by Special Warranty Deed from Regions Bank, dated December 23, 2010, appearing of record in Instrument No. 20101229-0103333, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Plat of record in Instrument No. 200507060077601; Surveyor's Certificate of Correction(s) of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048; Rattification, Dedication, and Adoption of Plat of record in Instrument No. 20050923-0114416; Quitclain Deed for Common Areas in Instrument No. 20090623-0058289; Charter of record in Instrument No. 20061127-0146331; Declaration of Covenants of record in Instrument No. 20061031-0135165, and supplemented in Instrument No. 20140520-0043176, all in the Register's Office of Davidson County, Tennessee.

This is improved property known as 144 Took Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 6th day of May, 2016.

Dwayne Mathis, Jr.

Christina L. Mathis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Dwayne Mathis, Jr. and Christina L. Mathis**, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 6th day of May, 2016.

NOTARY PUBLIC

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$216,900.00~~ $211,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

---------- [Space Below This Line For Recording Data] ----------

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY