Davidson County	DEEDWARR
Recvd: 06/10/16 08:56	3 pgs
Fees:18.00 Taxes:2408.70	
20160610-0058740	

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of ~~SUMNER~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $651,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: ~~10/29/19~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judith Price	SWBC Mortgage Corp.	10316010300
(NAME)	(NAME)	
204 S Wilson Blvd.	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lillian Ruth Smith Culbreath (f/k/a Lillian Ruth Smith),** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Judith Price, Married 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:

LAND in Davidson County, Tennessee, being Lot 1, a Subdivision of Lots 6 and 7, Block 'E", on the Plan of Whitland Realty Company Subdivision, as shown on plat of record in Plat Book 547, Page 114, 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 Lillian Ruth Smith by Warranty Deed from Eric Scott Palmer, unmarried, and Allen McKendree Palmer FKA Herbert Allen McKendree, unmarried, dated 5/9/14 and recorded 5/15/14 in Instrument Number 20140515-0041818, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit recorded 10/23/14 in Instrument Number 20141023-0097812 correcting legal description.

Lillian Ruth Smith and Lillian Ruth Smith Culbreath being one and the same person.

M. Lee Smith executed this instrument on behalf of Lillian Ruth Smith Culbreath pursuant to a Power of Attorney of record in Instrument No. 20160610-0058739, Register's Office, Davidson County, Tennessee.

This property was not the principal residence of the grantors spouse.

unimproved ☐

This is improved ☑ property, known as 204 S Wilson Blvd., Nashville, TN 37205

(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 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/our hands this 21st day of May, 2016.

Lillian Ruth Smith Culbreath by M. Lee Smith, Atty in Fact

Lillian Ruth Smith Culbreath by M. Lee Smith her Attorney-in-fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Lee Smith with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Lillian Ruth Smith Culbreath as her Attorney in Fact as the free act and deed of the within named Lillian Ruth Smith Culbreath.

WITNESS my hand and seal this 21st day of May, 2016.

Notary Public
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

File No.: 161894

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

