5106

Return to:
Touchstone Title & Escrow, LLC
318 Seaboard Lane #114
Franklin, TN 37067

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/16 15:38 3 pgs
Fees:18.00 Taxes:481.00
20160614-0060357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2016.

Christy Michelle Jones
Notary Public

MY COMMISSION EXPIRES: 9/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alisha Sherrill Barbee	Renasant Bank	059-14-0-090.00
(NAME)	(NAME)	
3404 Moonlight Drive	2001 Park Place North Ste 650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Kevin Smith and wife. Nicole Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alisha Sherrill Barbee and Terrance Lamonza Grant* 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: * Both unmarried, as tenants in common with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Haynes Manor, Section 1 of record in Plat Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 29.50 feet on the Southeasterly side of Ringgold Drive, and extends back 109.6 feet on the Northeasterly line and 152.2 feet on the Southwesterly line to a dead line in the rear, which is a broken line, measuring a total of 101.0 feet thereon.

Being the same property conveyed to Kevin Smith and Nicole Smith, by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument No. 20131202-0122336 Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on December 02, 2013.

unimproved ☐

This is improved ☑ property, known as 745 Ringgold Drive, Nashville, TN 37207
(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 our hands this 1st day of June, 2016.

Kevin Smith

Nicole Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Smith and Nicole Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 12-11-19

Notary Public, Christy Jones

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

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

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).