THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160051155 DEEDWARR
Recvd: 06/16/16 13:34 2 pgs
Fees:13.00 Taxes:624.93
20160616-0061159

File: P16-8202-PILK

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David Alexander Duarte 4975 Karen Ray Dr. Antioch, TN 37013	David Alexander Duarte 4975 Karen Ray Dr. Antioch, TN 37013	169203019300

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, WE, **PATRICIA O. SMITH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ALEXANDER DUARTE, UNMARRIED** 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 No. 24 on the Plan of Section Four, Apache Hills of record in Plat Book 4460, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia O. Smith by Warranty Deed from William W. Garrison and Vernon Garrison and Susan L. Hatley and Roland E. Garrison and Barbara A. Garrison and William W. Garrison, Jr., dated February 2, 2016, of record in Instrument No. 20160205-0011400, Register's Office for Davidson County, Tennessee.

Said property was used as investment property and has not been the primary residence of Patricia O. Smith.

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 (X) property, known as: **4975 Karen Ray Dr, 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.

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Witnessed this the 8th day of June, 2016.

Patricia O. Smith

Patricia O. Smith

STATE OF New Jersey

COUNTY OF Bergen

Personally appeared before me, a Notary Public in and for said County and State, the within named **Patricia O Smith** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor (s), and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2016.

My Commission expires Dec 22, 2016

OFFICIAL SEAL
JELENA ILIC
NOTARY PUBLIC - NEW JERSEY
My Comm. Expires 12-22-2016

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 168,900.00.

Affiant

Subscribed and Sworn to before me on this the 14 day of June 2016.

My Commission expires 10/2/17

Notary Public

SEAL
BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

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