WARRANTY DEED

Return to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8.17.19

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia O. Smith	Patricia O. Smith	150-070-216.00
(NAME)	(NAME)	
3240 Country Lawn Dr.	40 Riverside Blvd. ~~3240 Country Lawn Dr.~~	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	New York, NY 10069 ~~Antioch, TN 37013~~	
(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, We, Charishma D. Price and husband George Price, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patricia O. Smith, a single 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 No. 193 on the Plan of The Country, Section 5 of record in Plat Book 5200, Page 271 and 272, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charishma D. Price, and husband George Price, by Warranty Deed from Cristine L. Whitlock, formerly known as Cristine L. Cornett, and husband Parker Whitlock dated July 21, 2003 and recorded July 29, 2003 as Instrument No. 20030729-0106383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 5200, Pages 271-272; Restrictions of record in Book 5635, Page 547; Perpetual Easement of record in Book 7132, Page 943; and Rights of others in and to the common elements and/or areas, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3240 Country Lawn Dr., 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 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.

BILL GARRETT, Davidson County
Trans:T20160056824 DEEDWARR
Recvd: 07/05/16 10:20 3 pgs
Fees:18.00 Taxes:499.50
20160705-0068238

Witness my/our hands this 28th day of June, 2016.

George Price by Charishma Price Charishma Price

George Price Charishma D. Price

Attorney in Fact

State of Tennessee
County of Rutherford

Personally appeared before me ~~George Price~~ and Charishma D. Price, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal ~~this 28th~~ day of June, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14389

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Christina D. Price, as Attorney-in-Fact for and on Behalf of George Price, the within named bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for an on behalf of George Price, as ~~Attorney-in-Fact~~, and who acknowledged the execution of the same to be the free act and deed of George Price.

My commission expires:
4/24/18

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD