BILL GARRETT, Davidson County
Trans:T20160056929 DEEDWARR
Recvd: 07/05/16 12:22 2 pgs
Fees:13.00 Taxes:529.10
20160705-0068427

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Nancy Witt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly S. McConnell	Regions Bank dba Regions Mortgage	163-02-0A/25.00
(NAME)	(NAME)	
5161 Highlander Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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, **Heather A. Smith nka Heather A. Rountree, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kimberly S. McConnell, 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:

Being Lot No. 186, Hickory Highland Place, Section 3, Phase 1A of record in Instrument No. 20031014-0151914 (erroneously referred to as 20050603-0063640 in prior deed of record) Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heather A. Smith by deed from US Bank National Association as Trustee dated September 14, 2007 and filed for record October 1, 2007 as Instrument No. 20071001-0116111 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument No. 20031014-0151914, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11306, page 572 and amended in Instrument NO. 20040109-0003658 Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Instrument No. 20021114-0128439 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Dan Roundtree joins in this conveyance to convey any and all interest he may have in the subject property marital or otherwise.

unimproved ☐

This is improved ☑ property, known as 5161 Highlander Drive, 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.

Witness my/our hands this 29th day of June, 2016.

Heather A. Smith, nka Heather A. Rountree

Dan Rountree

State of Tennessee
County of Davidson

Personally appeared before me Heather A. Smith nka Heather A. Rountree and Dan Rountree, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2016.

Notary Public Judith C Jones
My Commission Expires: 1-20-20



File No.: 201604032