THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160059561 DEEDWARR
Recvd: 07/12/16 13:58 2 pgs
Fees:13.00 Taxes:462.13
20160712-0071391

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bobby J. Waters and Peggy Feliciano 2336 Whites Creek Pike Nashville, Tennessee 37207	Carrington Mortgage Services 1600 South Douglass Rd. Suites 110 & 200A Anaheim, CA 92806	070-04-O-108.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **HOMER E. SMITH AND WIFE, CATHERINE M. SMITH**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **BOBBY J. WATERS AND WIFE, PEGGY FELICIANO**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and being the northerly part of Lot No. 4 on the Map of the Division of Jennie Brady Heirs, as of record in Book 161, Page 97, Register's Office for said County, and described according to a survey made by George W. Watkins, Surveyor, July 29, 1955, as follows:

Beginning at an iron pin in the southwesterly margin of White's Creek Pike, as widened, and, and in the westerly boundary of Lot No. 4 of said plan, said point also being the northeasterly corner of a lot marked "Reserved" on Plat of record in Book 2331, page 29, Register's Office; thence South 0 degrees 15 minutes West 256 feet with the westerly margin of said Lot No.4 to an iron pin; thence North 53 degrees 30 minutes East 170 feet to an iron pin in the southwesterly margin of White's Creek Pike; thence with the southwesterly margin of Whites Creek Pike, North 39 degrees 45 minutes West 105 feet to a point continuing with the margin of said White's Creek Pike, north 44 degrees west 100 feet to the point of beginning and containing according to said survey 40/100 of an acre.

Being the same property conveyed to Homer E. Smith, a married man, by Warranty Deed from MidState Lot Services, LLC of record Instrument No. 20030117-007137, dated 12/31/2012, Register's Office for Davidson County, Tennessee.

This is improved property known as **2336 Whites Creek Pike, Nashville, Tennessee 37207 .**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **30th** day of **June, 2016**:

Homer E. Smith
Homer E. Smith

Catherine M. Smith
Catherine M. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HOMER E. SMITH AND CATHERINE M. SMITH**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $124,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON