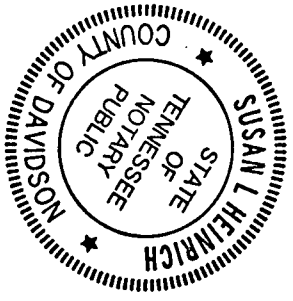
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Angela K. Williams	People's Home Equity	086 12 0 094.00
(NAME)	(NAME)	
1005 Saddlestone Drive	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Three Thousand And No/100 Dollars ($143,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tiffany Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela K. Williams**, 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. 1 on the plan of final plat Rockwood Estates, of record in instrument number 20001013-0102078, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany D. Smith by Warranty Deed from Universal Builders L.L.C. dated March 28, 2002 and recorded April 2, 2002 as Instrument No. 20020402-0040015, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffany D. Farrell and husband, Enaame M. Farrell by Quitclaim Deed from Tiffany D. Smith A/K/A Tiffany D. Farrell dated April 4, 2006 and recorded April 6, 2006 as Instrument No. 20060406-0039566, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Tiffany D. Farrell, an unmarried woman by Quitclaim Deed from Enaame M. Farrell, an unmarried man dated August 16, 2010 and recorded June 5, 2013 as Instrument No. 20130605-0057123, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-164056SSO

BILL GARRETT, Davidson County
Trans:T20160066478 DEEDWARR
Recvd: 08/02/16 13:37 2 pgs
Fees:13.00 Taxes:529.10
20160802-0079756

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1005 Saddlestone Drive, Hermitage, TN 37076

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, has 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 .

Tiffany Smith

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Tiffany Smiththe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2016.

Notary Public

My Commission Expires:

(SEAL) 9-10-18

COUNTY OF DAVIDSON
SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC

File Number: GRN-164056SSO