WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160068692 DEEDWARR
Recvd: 08/09/16 08:40 2 pgs
Fees: 13.00 Taxes: 1324.60
20160809-0082565

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-16-18 (AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Peter Gaultney	SWBC Mortgage Corp. NEW OWNER	072 10 0 069.00
(NAME)	(NAME)	
1021 Burchwood Avenue	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty-Eight Thousand And No/100 Dollars ($358,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Smith, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Peter Gaultney and Dixie N. Gaultney, husband and wife**, 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 the easterly 40 feet of Lot No. 29 and the Westerly 40 feet of Lot No. 30 on the Plan of Burchwood, of record in Book 547, Page 183, Register's Office of Davidson County, Tennessee, described as follows:

Said parts of lot Nos. 29 and 30 front together 80 feet on the Northerly side of Burchwood Avenue and run back between parallel lines 139 feet to a dead line.

Being the same property conveyed to David Smith, Married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated August 6, 2012 and recorded August 10, 2012 as Instrument No. 20120810-0071713, in said Register's Office for Davidson County, Tennessee.

Kayla Smith, spouse of David Smith, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in said property.

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unimproved ☐
This is improved ☒ property, known as 1021 Burchwood Avenue, Nashville, TN 37216

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 4th day of August, 2016

David Smith

Kayla Smith by David Smith as her attorney-in-fact

Kayla Smith
by David Smith as her attorney-in-fact

STATE OF Tennessee

County OF WILLIAMSON

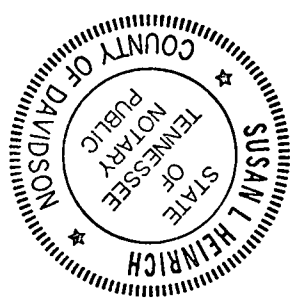
Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared David Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that he executed the foregoing instrument on behalf of Kayla Smith as her attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Kayla Smith, for the purposes therein contained.

Witness my hand and official seal, this the 4th day of August, 2016.

Notary Public

My Commission Expires: 4/10/18

(SEAL)



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