Davidson County DEEDWARR
Recvd: 08/09/16 09:25 3 pgs
Fees:18.00 Taxes:970.70
20160809-0082597

WARRANTY DEED

BMR16-3101

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,350.00

Jessica Cole
Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2016.

Jennifer Chandler-Cole
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 5, 2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate F. Smith	Guaranty Trust Company (NAME)	
3101 Barnes Bend Dr (ADDRESS)	3140 Robert Rose Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	173-10-0A-094.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALLEN NEAL GROSS AND NINA WALLACE GROSS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATE F. SMITH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 70 on the Plan of Revision One, Section 1 of phase 2, Barnes Bend Estates of record in Plat at Instrument No. 20071003-0117933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allen Neal Gross and Nina Wallace Gross, husband and wife by Warranty deed from Dianne Glaus, formerly Dianne Alaine Watkins McGlinchey, a married person of record in Instrument No. 20101124-0094322 Register's Office for Davidson County, Tennessee, dated November 19, 2010 and recorded on November 24, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20071003-0117933, Instrument Number 20050524-0058309, Instrument Number 20040907-0107464 & 20050524-0058216, Instrument Number 20040413-0041473, Instrument Number 20100520-0039082, Book 5385, Page 986, Book 5215, Page 482; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3101 Barnes Bend Dr , Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 1st day of August, 2016.

Allen Neal Gross

Nina Wallace Gross

STATE OF Tennessee
COUNTY OF Davidson

On this 1st day of August, 2016, before me personally appeared Allen Neal Gross and Nina Wallace Gross, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 1st day of August, 2016.

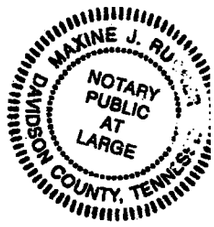
Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959



Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020