BILL GARRETT, Davidson County
Trans:T20160092511 DEEDWARR
Recvd: 10/19/16 15:15 2 pgs
Fees:13.00 Taxes:695.60
20161019-0110698

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Chassie Pulley
Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Subscribed and sworn to before me, this 13 day of October, 2016.

Kayla R Anderson
Notary Public
My commission expires: 11.20.18

06-1608-76547

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bill Wayne Jaco III 705 Cobblestone Ct. Old Hickory TN 37138	F&M Bank 50 Franklin St. Clarksville, TN 37040	063-12-0-021.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dianne E. Smith, now Dianne S. Forder, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bill Wayne Jaco III, a single man**, hereinafter called the Grantees, their successors 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. 21, on the Plan of Southfork, Section Two, of record in Book 6250, Page 386, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dwight E. Smith and wife, Dianne E. Smith by deed from Dale A. Sweet, unmarried, dated February 27, 1998, recorded March 5, 1998, of record in Book 10825, Page 669, re-recorded in Book 10880, Page 8, Register's Office for Davidson County, Tennessee. Dwight E. Smith dies September 21, 2013 leaving Dianne E. Smith as surviving tenant by the entirety

The subject property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 705 Cobblestone Court, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of October, 2016.

Dianne S. Forder

Dianne S. Forder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dianne S. Forder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 13th day of October, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY