BILL GARRETT, Davidson County
Trans:T20160092617 DEEDWARR
Recvd: 10/20/16 09:41 2 pgs
Fees:13.00 Taxes:955.71
20161020-0110832

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $258,300.00

Affiant

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 14 day of October, 2016.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Lee Caroline Lee 631 Heritage Drive Madison, TN 37115	Mortgage Research Center, LLC DBA Veterans Home Loans 1400 Veterans United Dr., Columbia, MO 65203	042-11-0-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carl Edward Smith and Glenda S. Smith, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam Lee and Caroline Lee, 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:

Being Lot No. 9 on the Plan of Heritage Village, Section Two, as of record in Book 4460, Page 160 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Carl Edward Smith, and wife, Glenda S. Smith by Warranty Deed from Keith W. Wellum, and wife, Susan Wellum, and James M. Fischer, Jr., and wife, Mary Virginia Fischer, recorded on the 25th day of February, 1977 in Deed Book 5118, Page 468, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 631 Heritage Drive, Madison, TN 37115

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes for year 2016 have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of October, 2016.

Carl Edward Smith

Glenda S. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carl Edward Smith and Glenda S. Smith husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of October, 2016.

Notary Public
My Commission expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019