| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle Ste. 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 170110570**<br><br>Return to: Birthright Title, LLC<br>2734 N. Mt. Juliet Road<br>Mt. Juliet, TN 37122 | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ WILSON )<br>The actual consideration or value, whichever is greater, for this transfer is: $135,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 22nd day of February, 2017.<br>Notary Public<br>My Commission Expires: 3-27-20<br>MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY |

**WARRANTY DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Bradley & Tammy Duncan<br>Wylie & Colleen Chapman<br>2432 Ponderosa Way<br>Antioch TN 37013 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>14906000800 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shannon M. Smith, Administrator for the Estate of Mark Wilson Smith** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley Duncan and Tammy Duncan, husband and wife, and Wylie Chapman and Colleen Chapman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Pebble Creek Subdivision, Section III of record in Plat Book 5210, Page 169, 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 Mark Smith by Warranty deed from Newbury REO 2013 LLC of record in Instrument No. 20140409-0029619 Register's Office for Davidson County, Tennessee, dated April 8, 2014 and recorded on April 9, 2014.

Mark Smith having since died February 19, 2016 in Davidson County, Tennessee. Petition to Administer Estate and Order Regarding Motion for Approval of Purchase and Agreement and Sale Price of Real Property of record at Docket No. 16P556 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division granting Administrator Shannon M. Smith the authority to sell said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5210, Page 169, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5446, Page 648, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2432 Ponderosa Way Antioch TN 37013.

BILL GARRETT, Davidson County
Trans:T20170015964 DEEDWARR
Recvd: 02/23/17 10:17 2 pgs
Fees:13.00 Taxes:499.50
20170223-0018129

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 22nd day of February, 2017.

Estate of Mark Wilson Smith

BY: _____
Shannon M. Smith, Administrator

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon M. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator for the Estate of Mark Wilson Smith, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February, 2017.

_____
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018