WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joyce A. Smith	Equity Prime Mortgage	151100a07200co
(NAME)	(NAME)	
717 Winchester	5 Concourse Parkway, Queen Building, Suite 2250	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Phyllis Darlene Martin Pugh, unmarried and Troy Don Martin, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joyce A. Smith, an unmarried woman,** 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 Lot No. 289, on the Plan of Villages of Long Hunter, Planned Unit Development, Phase 1, of record in Instrument No. 20010123-0006894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phyllis Pugh and Jean Martin, by deed of record in Instrument No. 20060703-0079244, Register's Office for Davidson County, Tennessee. Jean Martin having since died intestate on 8/13/2016, leaving Phyllis Darlene Martin Pugh and Troy Don Martin as the sole heirs at law of Jean Martin, deceased, pursuant to Affidavits of Heirship in Instrument No. 20170424-0039782 and Instrument No. 20170424-0039783, Register's Office for Davidson County. Phyllis Pugh being one and the same as Phyllis Darlene Martin Pugh.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 717 Winchester, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17U135

BILL GARRETT, Davidson County
Trans: T20170034176 DEEDWARR
Recvd: 04/24/17 10:18 2 pgs
Fees: 13.00 Taxes: 728.90
20170424-0039784

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. 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 hands this 21st day of April, 2017.

Phyllis Darlene Martin Pugh

Troy Don Martin

State of Tennessee
County of Davidson

Personally appeared before me Phyllis Darlene Martin Pugh and Troy Don Martin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of April, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12026