Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0294-17

BILL GARRETT, Davidson County
Trans:T20170039472 DEEDWARR
Recvd: 05/09/17 12:51 2 pgs
Fees:13.00 Taxes:407.00
20170509-0046027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of May, 2017

Notary Public
My Commission Expires: 5-20-17

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
Brian J. Foley 3324 Lakeside Place Hermitage, TN 37076	Brian J. Foley 240 Blackman Road Nashville, TN 37211	Map/parcel: 086-10-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Kippine Smith, unmarried,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian J. Foley, a married man,

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being Lot No. 7-B of the Zone Lot Division of Lots 6-10 on the Plan of Lakeside Woods Estates, Section One, as shown on plat of record in Plat Book 6200, Page 213, as amended in Plat Book 6250, Page 854, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kippine Smith, by Warranty Deed from Wells Fargo Bank Minnesota, National Association, as Trustee, dated 10/29/04, and recorded 11/15/04 in Instrument No. 20041115-0136649, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3324 Lakeside Place Hermitage, TN, 37076

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of May, 2017

Kippine Smith

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Kippine Smith , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2017

Notary Public

My Commission Expires: 2/3/2021

REBECCA SCHMIDT
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 03, 2021