WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 11-2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

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
Chelsea A. Kempchinsky (NAME)	Highlands Residential Mtg	053060b02100co
2216 Riverway Dr. (ADDRESS)	1201 N. Central Expressway Ste. 750	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Dallas, TX 75243 (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, **Angeline E. Smith and Brian R. Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chelsea A. Kempchinsky, a single 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. 232 on the Plan of Phase 2, Waterford Subdivision, of record in Plat Book 7900, Pages 412-413, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Angelina E. Smith and husband Brian R. Smith, by deed of record in Instrument No. 20100503-0033498, Register's Office for Davidson County, Tennessee.
AND
Scriveners Affidavit recorded in Instrument No. 20101104-0088469 corrects Angelina E. Smith's name to Angeline E. Smith, said Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 2216 Riverway Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans: T20170055238 DEEDWARR
Recvd: 06/28/17 10:57 2 pgs
Fees: 13.00 Taxes: 691.90

20170628-0064957

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Witness my/our hands this 26th day of June, 2017.

Angeline E. Smith

Brian R. Smith

State of Tennessee
County of

Personally appeared before me Angeline E. Smith and Brian R. Smith, 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 26th day of June, 2017.

Notary Public
My Commission Expires:

File No.: 12155

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018