Bill Garrett Davidson County
Batch# 1532 DEEDWARR
09/18/2017 09:14:57 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20170918-0094913

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 4th day of September, A.D., 2017, by and between

Wilson Correia Jr. and Evelyn C. Deforville Correia Husband and wife

First Parties, and

James Smith, Single Man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Final Plat for The Townhomes at Windsor Green, Phase 1, Section 3, of record in Instrument number 20040109-0003983, and in Instrument number 20041112-0136380, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Wilson Correia Jr. and Evelyn C. DeForville Correia, married by Warranty Deed from Robert Devon Malick and wife, Kimberly Jane Malick recorded on December 11, 2014, of record in Instrument No. 20141211-0113406, Scrivener's Affidavit to correct Warranty Deed recorded on December 26, 2014, of record in Instrument No. 20141226-0117867, Register's Office for Davidson County, Tennessee.

OWNER:
James Smith
138 Canton Court
Goodlettsville, TN 37072

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

RESPONSIBLE TAXPAYER:
Lenox Financial Mortgage Corp, dba
Weslend Financial Corp
200 East Sandpointe Ave Suite 800
Santa Ana, CA 92707

CLT # 026060A07800CO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: O-KW-17-138

MR-RL-5165-1775

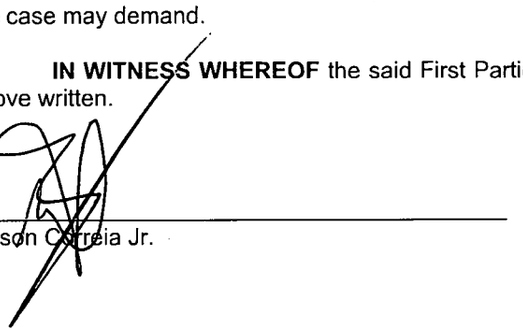
with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.



× _____
Wilson Correia Jr.

× Evelyn C. Deforville Correia
Evelyn C. Deforville Correia

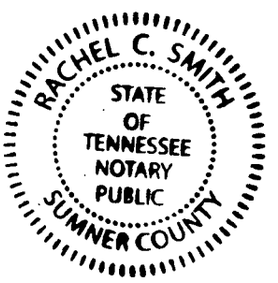
✓STATE OF TN

✓COUNTY OF Sumner

Personally appeared before me, Wilson Correia Jr. and Evelyn C. Deforville Correia Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of August, 2017.

✓Rachel C. Smith
Notary Public



My Commission Expires: ✓06122021

MR-RL-5165-1775

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 185,000.00.

Brian Mitchell
Affiant

STATE OF Tennessee, COUNTY OF Davidson

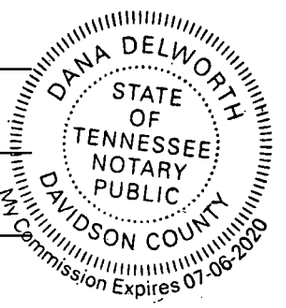
Subscribed and sworn before me this the 14th day of September, 20 17.

Dana Delworth
Signature of Notary Public

Notary Seal

DANA DELWORTH
Printed Name of Notary

07/06/2020
Commission Expiration



MR-RL-5165-1775