Bill Garrett Davidson County
Batch# 16139 DEEDWARR
10/20/2017 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20171020-0107681

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17516

Send Tax Bills To:
Franklin American Mort.
6100 Tower Cir, Ste 600
Franklin, TN 37067

New Owner is:
Patricia C. Couey
8511 Burnham Lane, Unit J-4
Antioch, TN 37013

MAP: 181-02-0A

PARCEL: 163.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jackie D. Smith, III and wife, Catalina Smith**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patricia C. Couey, an unmarried woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **8511 Burnham Lane, Unit J-4, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. J-4 of Lenox Creekside, Phase 3, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101 et seq., as amended of record as Instrument No. 20080808-0081967 in the Registers Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in said Register's Office, said Unit also being shown as part of Exhibit 'A' to said Amendment to First Supplement.

BEING the same property conveyed to Jackie D. Smith, III and Catalina Smith, husband and wife, by Quitclaim Deed from Catalina Smith, dated 11/6/15 and recorded 11/10/15 in Instrument No. 20151110-0114251; and being the same property previously conveyed to Catalina Smith, unmarried, by Warranty Deed from Joshua E. Walliser and wife, Tracey S. Walliser, dated 8/1/14 and recorded 8/5/14 in Instrument No. 20140805-0070109, Register's Office for Davidson County, Tennessee.

CS

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of October, 2017.

GRANTOR(S):

JACKIE D. SMITH, III

CATALINA SMITH

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jackie D. Smith, III and Catalina Smith** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of October, 2017.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2018

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

AFFIANT

SWORN TO and subscribed before me this 18th day of October, 2017.

Elizabeth J. Barnes State of Tennessee Notary Public Williamson County

NOTARY PUBLIC
My commission expires: 1-26-19

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

