(1)

Bill Garrett Davidson County
Batch# 45226 DEEDWARR
01/08/2018 10:10:00 AM 2 pgs
Fees: $13.00 Taxes: $1,057.83

20180108-0002111

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-120865

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tyler Glen Baker	SWBC Mortgage Corp.	
(NAME) 117 Carriage Ct	(NAME) 9311 San Pedro #100	171-03-0B-170.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand Nine Hundred And No/100 Dollars ($285,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN D. SMITH AND WIFE, MICKIE HOWELL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TYLER GLEN BAKER, UNMARRIED, 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. 30 on the Plan of Revision One Phase Two Section Five, Carriage Homes of Fredericksburg, Townhomes of Fredericksburg of record in Plat Book 9700, Page 578, revised in Instrument No. 20000804-0077800, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Smith, an unmarried man by Warranty deed from Hardy W. Hemphill a married man of record in Instrument No. 20141027-0098821 Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 27, 2014.

Being the same property conveyed to John D. Smith, an unmarried man and Mickie Howell, an unmarried woman as joint tenants with right of survivorship by Quitclaim deed from John D. Smith of record in Instrument No. 20150205-0011031 Register's Office for Davidson County, Tennessee, dated February 05, 2015 and recorded on February 05, 2015.

The address of the herein described property is believed to be 117 Carriage Ct Brentwood, Tennessee 37027, and is shown on 2017 tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

unimproved ☐
This is improved ☒ property, known as 117 Carriage Ct, Brentwood, TN 37027
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness John D. Smith and wife, Mickie Howell this 5 day of January, 2018.

John D. Smith

Mickie Howell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of January, 2018, before me personally appeared John D. Smith and Mickie Howell, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of January, 2018.

Notary Public

My Commission Expires: 10 · 12 · 19

(SEAL)

