Bill Garrett Davidson County
Batch# 48916 DEEDWARR
01/18/2018 01:42:59 PM 2 pgs
Fees: $13.00 Taxes: $619.75
20180118-0005363

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-0580D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Spencer K. Buford, married (NAME)	Hancock Mortgage Partners, LLC (NAME)	173-5--95CO
1974 Shaylin Loop (STREET ADDRESS)	One Sugar Creek Center Blvd, Suite 1000 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Sugar Land, TX 77478 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Timothy Smith and Kyong Smith, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spencer K. Buford and Kathryn Mayers, Husband and Wife**, 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:

Being all of Lot No. 95 (Ninety-Five) on the plan of BARNES CROSSING, A PLANNED UNIT DEVELOPMENT, as shown on Exhibit A of the Master Deed of record in Instrument # 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and as amended in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Timothy Smith and Kyong Smith, husband and wife from Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed dated March 5, 2007, as Instrument No. 20070309-0029148, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Barnes Crossing, A Planned Unit Development and recorded in Instrument # 200507210084791, 2005080092480, 200811140136938, & 200712270147998, Register's Office for Davidson County, Tennessee.

3. R.O.W. Dedication to Metro Gov't as recorded in Instrument # 20050811009517l, Register's Office for Davidson County, Tennessee.
4. R.O.W. Dedication as recorded in Instrument # 200601170006147, Register's Office for Davidson County, Tennessee.
5. Easement to Comcast of Nashville I, LLC as recorded in Instrument # 201310210109630, Register's Office for Davidson County, Tennessee.
6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in PUD Boundary Plat in Instrument # 200501280010427, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1974 Shaylin Loop, Antioch, TN 37013.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of January, 2018.

Timothy Smith — January 08, 2018 Date

Kyong Smith — January 08, 2018 Date

STATE OF WITH THE UNITED STATES AIR FORCE
COUNTY OF AT RAF LAKENHEATH, SUFFOLK, ENGLAND

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Timothy Smith and Kyong Smith, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of January, 2018. 10 JANUARY 2018

My Commission Expires: N/A TITLE 10 USC 1044a

Notary Public

48th Fighter Wing ★ Notary Public Authorized by 10 U.S.C. SECTION 1044a ★ SEAL ★ Office of the Staff Judge Advocate

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
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