Bill Garrett Davidson County
Batch# 53764 DEEDWARR
02/01/2018 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20180201-0010306

# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 3/10/21

(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Sanit Rai | SWBC Mortgage Corp. | 173-04-0-A 060.00 |
| (NAME) | (NAME) | |
| 5028 West Oak Highland Drive | 9311 San Pedro #100 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | San Antonio TX 78216 | |
| (CITY) (STATE) (ZIP) | (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, I, **Jerry Steve Smith, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sanit Rai,** 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. 60 on the Plan of Oak Highlands, Phase 1 of record in Plat Book 6900, Page 432 to 435, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Jerry Steve Smith, an unmarried man by deed being recorded 5/30/2007 of record in Instrument 20070530-0063898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5028 West Oak Highland Drive, Antioch, TN 37013
(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.

Witness my/our hands this 31st day of January, 2018.

Jerry Steve Smith

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jerry Steve Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.
WITNESS my hand and seal this 30th day of January, 2018.

Notary Public Hannah Kepley
My Commission Expires: 8.22.21

File No.: 21307

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

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

