WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 02/10/2021

(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachal J. Smith-Zembrycki	Freedom Mortgage Corporation	52-13-B-196 CO
(NAME)	(NAME)	
2812 Penn Meade Dr	907 Pleasant Valley Ave., Suite 3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 63967 **DEEDWARR**
03/01/2018 10:53:07 AM 2 pgs
Fees: $13.00 Taxes: $395.90

20180301-0019238

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Gregory Smith and Vicky Smith, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachal J. Smith-Zembrycki, an unmarried woman**, 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. 6 on the Plan of River Glen, Phase III, Section 1, as of record as Instrument No. 2011207-013504 I, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory Smith and Vicky Smith, husband and wife by Warranty Deed dated 06/15/2016 from Heidi K. Swimmer (Formerly Robinson) of record in Instrument 201607010067298, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Heidi K. Robinson by Warranty Deed dated 9-13-2013 from Floyd W. Brown Jr., and Kimberly L. Brown, husband and wife, of record in Instrument No. 20130917-0097608, 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 2812 Penn Meade Dr., Nashvillle, TN 37214
(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 our hands this 28th day of February, 2018.

Gregory Smith a/k/a Gregory C. Smith by Rosa Marie Ellett, his attorney-in-fact

Vicky Smith a/k/a Vicky J. Smith by Rosa Marie Ellett her attorney-in-fact

Gregory Smith a/k/a Gregory C. Smith by Rosa Marie Ellett, his attorney-in-fact pursuant to Power of Attorney of record in Instrument Number 20180301-0019236 Register's Office for Davidson County, Tennessee.

Vicky Smith a/k/a Vicky J. Smith by Rosa Marie Ellett, her attorney-in-fact pursuant to Power of Attorney of record in Instrument Number 20180301-0019237 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rosa Marie Ellett**, and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named **Gregory Smith a/k/a Gregory C. Smith**, being authorized to act on behalf of said person, **she** executed the foregoing instrument as **her** free act and for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 28th day of February, 2018.

My Commission Expires: 02/10/2021

Notary Public

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rosa Marie Ellett**, and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named **Vicky Smith a/k/a Vicky J. Smith**, being authorized to act on behalf of said person, **she** executed the foregoing instrument as **her** free act and for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 28th day of February, 2018.

My Commission Expires: 02/10/2021

Notary Public

NOTARY PUBLIC
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