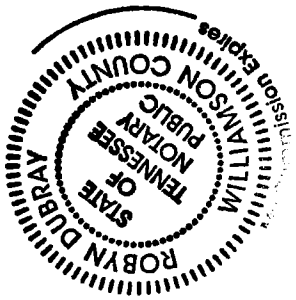
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Lauren Mantooth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF JULY, 2019.

Robyn Dubray
Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Darcell Smith and Jamika Smith	New Owner	174 09 0B 009.00
(NAME)	(NAME)	
138 Lightwood Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, WE, **Lance Von Warnock and Cari Brooke Sluder nka Cari Warnock, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Darcell Smith and Jamika Smith, joint tenants with right of survivorship**, 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. 9 on the plan of Kingsport, Phase 1, as shown by plat of record in Instrument No. 20171117-0118044, corrected in Instrument No. 20171205-0123987, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee Limited Liability Company by Warranty Deed from Regent Land, LLC, a Tennessee Limited Liability Company dated August 15, 2014 and recorded August 9, 2014 as Instrument No. 20140819-0075078, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee corporation by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company dated December 7, 2017 and recorded December 8, 2018 as Instrument No. 20171208-0125399, in said Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded December 29, 2017 as Instrument No. 20171229-0132433, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Lance Von Warnock, an unmarried man, and Cari Brooke Sluder, an unmarried woman, as tenants in common with right of Survivorship by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation dated September 18, 2018 and recorded September 21, 2018 in Instrument No. 201809210-093803, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-1906537SSO

Karen Johnson Davidson County
Batch# 254281 DEEDWARR
07/10/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20190710-0066943

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 138 Lightwood Dr., 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. 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 8th day of July, 2019

Lance Von Warnock by Makeysha Sorensen Attorney-in-fact
Lance Von Warnock
By Makeysha Sorensen as Attorney-in-Fact

Cari Warnock by Makeysha Sorensen Attorney-in-fact
Cari Brooke Sluder nka Cari Warnock
By Makeysha Sorensen as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

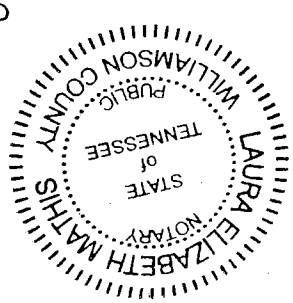
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lance Von Warnock and Cari Warnock, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Lance Von Warnock and Cari Warnock, for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2019.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

(SEAL)



File Number: FRN-1906537SSO

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

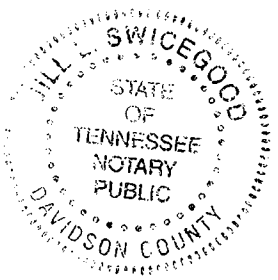
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

900