WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,500.00

Britnay Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MARILYN C. HARRIS

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Britnay Bell	Southwest Funding, LP	07408017400
(NAME)	(NAME)	
390 Bonnavale Drive	13150 Coit Rd, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Kenneth Allen Smith, unmarried man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Britnay Bell, unmarried, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 891 on the plan of Hermitage Hills Subdivision, Section 8, of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee. Said Lot No. 891 fronts 93.95 feet on the Northerly margin of Bonnavale Drive and runs back between lines measuring 203.65 feet on the Westerly line and 239.45 feet on the Easterly line to a broken line in the rear measuring 76.37 feet thereon. Being the same property conveyed to Samuel r. Underwood and wife, Harriett V. Underwood by Warranty Deed from Kenneth H. Shaver and wife, Patricia B. Shaver, dated November 9, 1967 and recorded November 13, 1967 of record in Book 4188, Page 286, and as corrected by Quitclaim Deed recorded October 10, 2003 in Instrument No. 20031010-01570718, Register's Office for Davidson County, Tennessee. the said Samuel R. Underwood now being deceased. Subject to any and all applicable restrictions and easements of record.

Being the same property conveyed to Kenneth Allen Smith, unmarried by Special Warranty Deed from Bank of New York as Trustee for the Certificate holders of CWABS, Inc. Asset Backed Certificates, Series 2006-3, dated 12/04/2006 and recorded on 01/05/2007, of record in Instrument 200701050002404, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4820, Page 611 and Amendment recorded as Book 4960, Page 506, Register's Office for Davidson County, Tennessee, together with all amendments thereto; Lease Agreement recorded of record in Book 6329, Page 866, Register's Office for Davidson County, Tennessee; Charter of record in Book 3828, Page 386, Register's Office for Davidson

Karen Johnson Davidson County
Batch# 297744 DEEDWARR
10/08/2019 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,034.15
20191008-0103163
201910080103163

County, Tennessee; Charter of record in Book 3828, Page 386, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 390 Bonnavale Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4 day of October, 2019 .

Kenneth Allen Smith

State of Tennessee
County of Wilson

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

Witness my hand and Official seal this 3rd day of October, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201910080103163

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY