WARRANTY DEED

Karen Johnson Davidson County
Batch# 328881 DEEDWARR
12/13/2019 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $960.52
20191213-0128489

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF DECEMBER, 2019..

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Wade Miller	SWBC Mortgage Corp.	
(NAME)	(NAME)	053140B01200CO
153 Kiowa Trail	9311 san pedro #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Charquet M Smith, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Wade Miller, married ,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Number 57 on the Final Plat of The Woods of Neely's Bend, Phase 3, of record in Instrument #20070208-0016682 (erroneously referred to as #20070626-0076181 in prior deeds), Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charquet M. Smith by virtue of that certain Quit Claim Deed dated August 11, 2010, and being of record at Instrument No. 20100825-0067146, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Charquet M. Smith and Howard Smith, Jr. by virtue of Warranaty Deed dated September 10, 2007 at Instrument No. 20070917-0110942, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book Instrument No. 0070208-0016682, Book 74, Page 26 and Book 843, Page 37, Book 11527, Page 304 and Instrument No. 20050318-0029990, Book 11527, Page 336, Book 11527,page 331, Book 6931, Page 982, Book 6932, Page 22, Book 7358, Page 637, Book 8081, Page 806, 815, 818, Book 894, Page 320, Book 972, Page 465, Book 11213, Page 467 and 470, Instrument No. 20030313-0033942 and 20060727-0090952 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 153 Kiowa Trl Madison, TN 37115
(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 hand this 12th day of December, 2019.

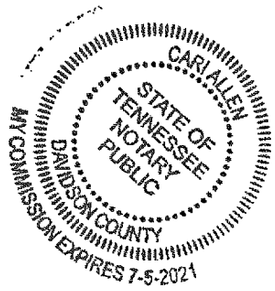
Charquet M. Smith

Charquet M Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Charquet M Smith** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2019.



C. Allen

Notary Public
My Commission Expires: 7-5-21

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21