# WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Y-SB-LM-20-1024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX

Karen Johnson Davidson County
Batch# 534893 **DEEDWARR**
12/15/2020 02:57:28 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20201215-0148071

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **George Wesley Smiley** | **New Owner** | |
| (NAME) | (NAME) | |
| **913 Due West Ave N.** | | **050-03-0B-013.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | | |
| (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 consideration, the receipt of which is hereby acknowledged, **SONYA M. GREEN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE WESLEY SMILEY, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Final Plat Mulberry Downs, Phase I, of record in Plat Book 7900, Page (s) 84 through 88, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 43 feet on the Easterly margin of Mulberry Way and extends back 100.00 feet on the Northerly line and 100.00 feet on Southerly line to a dead line in the rear measuring 43.00 feet thereon.

Being the same property conveyed to Sonya Singleton and Andrew Singleton, wife and husband by Special Warranty deed from U. S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-HE5 Mortgage Pass-Through Certificates Series 2006-HE5 a National Banking Association of record in Instrument No. 20081010-0102747 Register's Office for Davidson County, Tennessee, dated June 18, 2008 and recorded on October 10, 2008.

Being the same property conveyed to Sonya M. Green (f/k/a Sonya M. Singleton) by Quit Claim deed from Andrew D. Singleton of record in Instrument No. 20160725-0076413 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 25, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 7900, Pages 84 through 88, inclusive, and Boundary Plat in Book 6900, Page 940, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8053, Page 316, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9892, Page 939, in the Register's Office for Davidson County, Tennessee.
- Charter of Mulberry Downs Homeowner's Association of record in Book 8164, Page 37, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Mulberry Downs Homeowner's Association of record in Book 8175, Page 137, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 8059, Page 371, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1024 Mulberry Way, Nashville, Tennessee 37207**.

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), their heirs and 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), 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 hand(s) this the 11th DAY OF DECEMBER, 2020.

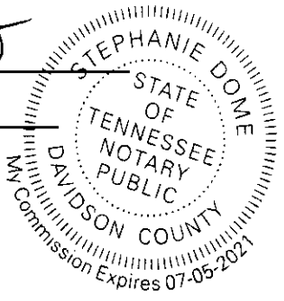
Sonya M. Green by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SONYA M. GREEN, and who acknowledged he/she/they executed the same as the free act and deed of the said SONYA M. GREEN.

Witness my hand and official seal, this the 11th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212