Davidson County DEEDWARR
Recvd: 05/26/06 12:26 2 pgs
Fees:13.00 Taxes:493.95

20060526-0062293

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2006.

Notary Public

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires MAR. 6, 2010

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-VRE-06-7042

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Eric Smith Jr.	Ronald Eric Smith Jr.	
7042 Bonnavent Drive	(NAME) 7042 Bonnavent Drive	74-8-62
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, we SHERRY C. BLUM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD ERIC SMITH JR. AND FRANCHEL DELANE DANIEL SMITH, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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. 777, HERMITAGE HILLS SUBDIVISION, SECTION SEVEN, AS OF RECORD IN BOOK 3300 AT PAGES 62 AND 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHERRY C. BLUM, UNMARRIED BY WARRANTY DEED FROM MARY L. POWERS AKA MARY LEHMAN POWERS, AN UNMARRIED PERSON, RECORDED ON THE 15TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041015-0124138, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 3300 at page 62 and 63 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7042 Bonnavent Drive, Hermitage, Tennessee 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), 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 25th day of May, 2006.

Sherry C. Blum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry C. Blum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903