This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060397

Return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/04/06 13:46 2 pgs
Fees:13.00 Taxes:462.13

20061204-0149291

Send Tax Bills To:

Same / New Owner

New Owner is:
Judy M. Swindell
1009 Regents Park Circle
Antioch, TN 37013

MAP: 149-02-0A-021.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bradley R. Smith and wife, Ivanka Jelic Smith**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Judy Maria Swindell, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 1009 Regents Park Circle, Antioch, Tennessee 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Piccadilly Square, Phase I, of record in Book 5200, page 720, 721, and 722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bradley R. Smith and wife, Ivanka Jelic Smith from Sharon Mays, unmarried, by Warranty Deed dated April 25, 2006 and recorded April 28, 2006 in Instrument No. 20060428-0048855, Register's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 5200, pages 720-725; Book 6236, page 683; Book 6300, page 409; Book 6306, page 833; Book 6355, page 322; Book 6830, page 739; Book 6236, page 708; Book 6295, pages 572, 580 and 588; Book 6300, page 431; Book 6236, page 703; Book 6295, pages 548, 556 and 564; Book 6300, page 423; Book 7288, page 963; Book 6236, page 726; Book 6295, pages 596 and 602; Book 6300, page 439; Book 6236, page 680; Book 6782, page 518, Register's Office for said County.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of November, 2006.

GRANTOR:

Bradley R. Smith

Ivanka Jelic Smith

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bradley R. Smith and Ivanka Jelic Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of November, 2006.

Notary Public

My Commission Expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Affiant

SWORN TO and subscribed before me this 10th day of November, 2006

NOTARY PUBLIC
My commission expires: 1/23/10

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON