WARRANTY DEED

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/25/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Wayne Brandon	SAME	74 12/94.00
(NAME)	(NAME)	
3819 Plantation Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070153

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Linda Lee Smith**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Anthony Wayne Brandon, unmarried**, hereinafter called the GRANTEE, **his/her** 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 No. 516 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot No. 516 fronts 85.0 feet on the Easterly margin of Plantation Drive and runs back between lines measuring 155.0 feet on the Northerly side and 155.08 feet on the Southerly side to a dead line in the rear on which it measures 66.27 feet.

BEING all of the same property conveyed to Dave T. Huddleston and wife, Linnie D. Huddleston by Warranty Deed from A.H. Johnson and wife, Malvin Johnson dated April 30, 1962 and filed of record in Book 3374, Page 555, Register's Office for Davidson County, Tennessee. The said Dave T. Huddleston predeceased the said Linnie D. Huddleston, leaving Linnie D. Huddleston the surviving tenant by the entirety and sole owner of said land. Linnie D. Huddleston (b/s/p/a Linnie Mae Huddleston) died testate March 9, 2006 and under the terms of her will, which will appears of record in Davidson County, Tennessee Probate Court as Case No. 06P1007, she devised subject premises to her daughter Linda Lee Smith.

Linda Lee Smith, Linda N. Smith, Linda Huddleston Smith are one and the same person.

Davidson County DEEDWARR
Recvd: 02/07/07 10:55 2 pgs
Fees:13.00 Taxes:296.00

20070207-0015995

unimproved ☐

This is improved ☒ property, known as 3821 Plantation 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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of February, 2007.

Linda Lee Smith

Linda Lee Smith

STATE OF GEORGIA

COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Linda Lee Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Linda Lee Smith executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of February, 2007 at Duluth, Georgia.

Commission expires:

Notary Public

Telena N. Connor
Notary Public, Gwinnett Co., Georgia
My Commission Expires July 12, 2008