

WARRANTY DEED

BOX 13
132200

P-07-7025

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2007.

Heidi Jo Clay
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 72509

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy B. Smith	New Owner	
	(NAME)	
7025 Calderwood Drive		181-03-0A-102.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFERY K. DUGGER AND AMY C. DUGGER, HUSBAND AND WIFE
, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY B. SMITH, UNMARRIED, hereinafter called the Grantees, 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. 102 on the Plan of Section Four, Indian Creek Estates of record in Plat Book 11700, Page 15, 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 Jeffery K. Dugger and Amy C. Dugger, husband and wife by deed from NVR, Inc., a Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc. of record as Instrument No. 20020702-0079519, Register's Office for Davidson County, Tennessee, dated June 28, 2002, and recorded July 2, 2002.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7025 Calderwood Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 05/04/07 14:36 2 pgs
Fees:13.00 Taxes:795.13
20070504-0053962

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/our hand(s) this 30th day of April, 2007.

Jeffery K. Dugger

Amy C. Dugger

STATE OF Tennessee

COUNTY OF Davidson

I, _____, a Notary Public of the County and State first above written, do hereby certify that Jeffery K. Dugger and Amy C. Dugger, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, [illegible]

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800