This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 06/01/07 11:15 2 pgs
Fees:13.00 Taxes:457.69
20070601-0065093

**ADDRESS NEW OWNER:**
**Emily T. Hogan**
**5837 Monroe Crossing**
**Antioch, Tennessee 37013**

**SEND TAX BILL TO:**
SAME

**MORTGAGEE:**
Bank of America
9000 Soutside Boulevard, Suite 600
Jacksonville, FL 32256

| | |
|---|---|
| **MAP** | **163-16** |
| **GROUP** | **A** |
| **PARCEL** | **19.00co** |

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jarid L. Smith, an unmarried man and James Fred Smith, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Emily T. Hogan**, hereinafter called the GRANTEE, 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 Unit No. 119 on the Plan of Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20031119-0618785-Exhibit "A-1", Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jarid L. Smith and James Fred Smith as joint tenants with right of survivorship by deed from Centex Homes, a Nevada General Partnership of record in Instrument no. 20050601-0061529, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **5837 Monroe Crossing, Antioch, Tennessee 37013.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

*Nancy O. Smith, spouse of James Fred Smith, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise,

WITNESS our hands this the **25th** day of **May, 2007.**

**Jarid L. Smith**

**James Fred Smith, by Jarid L. Smith, as attorney-in-fact**

**Nancy O. Smith, by Jarid L. Smith, as attorney-in-fact**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jarid L. Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for both **James Fred Smith and Nancy O. Smith** and that as said attorney in fact he executed the within Warranty Deed by signing the names of **James Fred Smith and Nancy O. Smith** as their free act and deed..

WITNESS my hand and official seal this 25th day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $123,700.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008