Davidson County DEEDWARR
Recvd: 08/23/07 08:13 2 pgs
Fees:13.00 Taxes:296.00

20070823-0100571

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of August, 2007.

Notary Public

Commission Expiration: 1-3-11

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Nathan Smith
451 Lanier Drive
Madison, TN 37115

SEND TAX BILLS TO:
Nathan Smith
451 Lanier Drive
Madison, TN 37115

MAP-PARCEL:
05202008400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Titan Financial Group, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Smith and wife Jennifer L. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots No. 1 and 2, and the southerly 2.5 feet of Lot No. 3 of Block "C" on the revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lots and part of said Lot adjoin and front together 80.9 feet on the easterly side of Lanier Drive and run back between lines, 150 feet on the north line of part of Lot No. 2 and 163.5 feet on the south line of Lots Nos. 1 and 2, along the north margin of Cheryl avenue, to a dead line in the rear on which they measures 48.1 feet.

Being the same property conveyed to Billy Ray Turner on 03/04/97, by deed from Cheryl D. Aune Turner, filed for record on 03/19/97, in Book 10384, page 584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Titan Financial Group, LLC on 04/13/2006, by deed from Billy Ray Turner, unmarried, filed for record on 04/26/2006 in Instrument No. 20060426-0048010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **451 Lanier Drive Madison, TN 37115**

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 hand this 20th day of August, 2007.

Titan Financial ~~Group~~, LLC
Joshua Smith
By: Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Joshua Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself/~~herself~~ to be the Chief Manager of **Titan Financial Group, LLC**, the within named bargainor, a ~~corporation~~ TN LLC, and that he/she as such ~~President~~ Chief Mgr, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ LLC by himself/~~herself~~ as Joshua Smith, Chief Manager.

Witness my hand and official seal at office this 20th day of August, 2007.

Notary Public

Commission Expiration: 1-3-11

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds