Davidsor County DEEDWARR
Recvd: 08/23/07 10:02 2 pgs
Fees:13.00 Taxes:873.20

20070823-0100718

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$235,900.00~~ $236,000.00

Affiant

Subscribed and sworn to before me, this 15 day of August, 2007.

Notary Public
My commission expires: ~~02/22/09~~ 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

03-0705-34680

Address of New Owner:	Send Tax Bills to:	Tax Information
Douglas Hazekamp 7149 Riverfront Drive Nashville TN 37221	New Owner	126-16-O-A-378.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jimmy H. Smith and wife, Annie F. Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Douglas Hazekamp and wife, Melissa Hazekamp, hereinafter called the Grantees, their successors 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 Number 456 on the Plan of Riverwalk, Phase 3A, of record in Instrument No. 20041020-0126317, Register's Office for County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jimmy H. Smith and wife, Annie F. Smith by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, dated August 19, 2005 and recorded on August 23, 2005 of record in Instrument Number 2050823-0100395, Register's Office for Davidson County.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7149 Riverfront Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of August, 2007.

Jimmy H. Smith

Annie F. Smith by Jimmy H. Smith Attorney in Fact
By: Jimmy H. Smith, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of August, 2007.

Karen Colbert
Diane ~~K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

Notary Seal present,
but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy H. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Annie F. Smith, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2007.

~~2/22/2009~~ 7/24/2010
Commission expires

Karen Colbert
Notary Public

Notary Seal present,
but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212