Davidson County DEEDWARR
Recvd: 09/28/07 15:42 2 pgs
Fees:13.00 Taxes:486.55

20070928-0116008

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-2325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of September, 2007.

Notary Public

Commission Expiration: 9-22-07

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike, Nashville, TN 37216
FILE D- 1192

BETH McDOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Emilee Warner
2214 Fernwood Drive
Nashville, TN 37216

SEND TAX BILLS TO:
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP-PARCEL:
07305000
400

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,

Joshua H. Smith, married

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

Emilee Warner, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Dalewood, Section IV, as shown on plat of record in Plat Book 1835, Page 21, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Joshua H. Smith on 11/07/2004 , by deed from Paula Jean Jones, filed for record on 11/12/2004, in Instrument Number 20041112-0136407 , Register's Office for 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: **2214 Fernwood Drive Nashville, TN 37216**

THIS PROPERTY IS NOT A MARITAL RESIDENCE AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR OTHER MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 260-2-307, OR OTHER SIMILAR STATUTE.

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 and official seal at Nashville, Tennessee this 21 day of Sept., 2007.

Joshua H. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua H. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of Sept., 2007.

Notary Public

Commission Expiration:
9-22-07

BETH MCDOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY