Fl D-Lic C620720670510 2-11-12 only Rudy CRUZ JR

State of Florida
County of Lee

This actual consideration or value – whichever is greater- is $153,000.00. sell price

Affiant

Subscribed and sworn before me this 29th day of September, 2007.

Notary Public My Commission Expires: Sept 25 2009

Davidson County DEEDWARR
Recvd: 10/02/07 15:44 2 pgs
Fees:13.00 Taxes:566.10
20071002-0117630

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

NOTARY PUBLIC
ERIN DANNER
Notary Public, State of Florida
Commission# DD475275
My comm. expires Sept. 25, 2009

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Jason Smith Saxon Smith **7887 Rainey Drive** **Antioch, TN 37013**	**7887 Rainey Drive** **Antioch, TN 37013**	**Superior Bank** **17 North 20th St., Suite 610** **Birmingham, AL 35203**

Map 182-6-A, Parcel 3000-CO

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RUDY CRUZ, JR., AN UNMARRIED MAN,

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JASON SAXON SMITH AND TAMARA MULLEN SMITH,

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Old Hickory Hills, Section One, of record in Instrument Number 200110230115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Rudy Cruz, Jr., an unmarried man, by Deed from Saddlebrook, Inc., a Tennessee Corporation, dated 08/27/2002 of record in Instrument Number 20020905-0107602, Register's Office for said County.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Instrument 200110230115382, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book/Instrument Number 20020116-0006750, Register's Office for said County.

Subject to Storm Water Detention Agreement in Instrument Number 20010306-0021353, Register's Office for said County.

Subject to Sanitary Sewers and/or Storm Drainage Easement of record in Instrument Number 20001030-0107214, Register's Office for said County.

Subject to Charter of Old Hickory Hills Homeowners Association, Inc. of record in Instrument Number 20020123-0009417, Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 29th **day of September, 2007.**

Rudy Cruz, Jr.
Fl Dr. Lic.
C620720670510
2-11-12 ex

STATE OF Florida

COUNTY OF Lee

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Rudy Cruz, Jr.,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this 29th **day** of **September, 2007.**

My Commission Expires:
Sept 25 2009

Notary Public

NOTARY PUBLIC
ERIN DANNER
Notary Public, State of Florida
Commission# DD475275
My comm. expires Sept. 25, 2009