Davidson County DEEDWARR
Recvd: 01/03/08 08:55 2 pg:
Fees:13.00 Taxes:510.23
20080103-0000451

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Eduardo Ortiz
5021 Bonnahill Dr
Hermitage, TN 37076

MORTGAGEE
SunTrust Mortgage Inc.
201 4th Avenue North, 7th Floor
Nashville, TN 37219

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
074-16-0-113.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David A. Smith and wife, Janice L. Smith,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eduardo Ortiz, 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:

Being Lot No. 372 on the Plan of Hermitage Hills, Section 5, as of record in Plat Book 3300, Pages 1 and 2, Register's Office, Davidson County, Tennessee.

Said Lot No. 372 fronts 85 feet on the Southerly margin of Bonnahill Drive and runs back between lines measuring 157.0 feet on the Southwesterly side and 157.3 feet on the northeasterly side to a dead line in the rear on which it measures 86.4 feet.

Being the same property conveyed to Janice L. Smith and husband, David A. Smith by deed of record from Robert William Gregory, dated March 26, 2004 of record in Book 2004033-00035711, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including, easements, covenants and conditions as shown on the plan of record in Plat Book 3300, Pages 1 & 2, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **5021 Bonnahill Dr Hermitage, TN 37076.**

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 our hands this 20th day of December, 2007.

David A. Smith
By: Janice L. Smith, Attorney-in-Fact

Janice L. Smith

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named and wife, Janice L. Smith, the bargainor(s) 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 this 20th day of December, 2007.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF TENNESSEE
COUNTY OF WILSON

On this 20th day of December, 2007, before me personally appeared Janice L. Smith, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of David A. Smith, and who acknowledged that he/she executed the same as the free act and deed of David A. Smith.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20th day of December, 2007.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $137,900.00.

AFFIANT

Subscribed and sworn to before me this 20th day of December, 2007.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11