Davidson County DEEDWARR
Recvd: 01/11/08 09:39 2 pgs
Fees:13.00 Taxes:1054.50
20080111-0003452

[Space Above For Register's Office Use]

Warranty Deed

Old Republic Title: Owner's Title Number: SV4251419

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
2129, L.L.C.	New Owner At Same Address	Map: 105-16-0
2131 Utopia Avenue		Parcel: 121.00
Nashville, TN 37211-2050		6DA-23110

For and in Consideration of the sum of **$285,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Gregory A. Smith, a married person

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto

2129, L.L.C., a Tennessee Limited Liability Company

hereinafter called the **GRANTEE**, its successors, assigns, and/or heirs, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee and being **Lot No. 63** on the plan of **Corinne Place** as of record at **Plat Book 332, page 1** and as described in the deed of record at Instrument Number 20040519-0058571 in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein the same as copied verbatim herein at this point for a more complete description of said Lot No. 63.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20040519-0058571 said Register's Office and the above description is the same as appears therein.

This conveyance is subject to 2008 property taxes that have been prorated this date and the grantee assumes in full (subject to a re-proration in the event actual 2008 taxes differ from the $2,667.66 figure used in the final settlement) and to any limitations that appear on said plan of record at Plat Book 332, page 1, said Register's Office.

The herein conveyed property is commercial real property and is not the primary residence of the grantor. Grantor and his spouse, Lu Ellis Smith, own as tenants by the entirety a primary residence in Sumner County, TN., known as 121 N. Maple Ridge Ln., Goodlettsville, TN 37072, and that residential real property is the property in which the Homestead Exemption is claimed and vested. As such, the above described property is free and exempt of any Homestead claim.

This is **IMPROVED** property known as: **2129 Utopia Avenue, Nashville, TN 37211-2050**

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on **January 11, 2008**.

Gregory A. Smith

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is **$285,000.00**.

_____, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **January 11, 2008**.

My Commission Expires: **08-23-2011**

_____
Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Gregory A. Smith

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **January 11, 2008**.

My Commission Expires: **08-23-2011**

_____
Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ~ (615) 385-2804 ~ TN Supreme Court# 003143