This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080139

Davidson County DEEDWARR
Recvd: 05/06/08 10:56 2 pg
Fees:13.00 Taxes:732.60
20080506-0046593

**Send Tax Bills To:**
Countrywide Bank, FSB
2021 North Gallatin Road, Suite 280
Madison, TN 37115

**New Owner is:**
Christy C. Smith
2154 Blake Drive
Antioch, TN 37013

MAP: 173-11-0A
PARCEL: 088.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christopher R. Capitani, an unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christy C. Smith and Jason A. Smith**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Section Three, Stanford Village of record in Instrument No. 20011217-0139079, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher R. Capitani, an unmarried man, by Warranty Deed from GMAC Global Relocation Services, Inc., dated 2-13-04 and recorded 3-10-04 in Instrument No. 20040310-0027824, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **2154 Blake Drive, Antioch, TN 37013**

C.C.
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25th day of April, 2008.

GRANTOR(S):

**CHRISTOPHER R. CAPITANI**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **CHRISTOPHER R. CAPITANI, AN UNMARRIED MAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 25th day of April, 2008.

**NOTARY PUBLIC**
My Commission Expires:_____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is **$198,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 25 day of April 2008.

**NOTARY PUBLIC**
My commission expires:_____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010