Davidson County DEEDWARR
Recvd: 05/27/08 12:23 2 pgs
Fees:13.00 Taxes:684.13
20080527-0053622

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$184,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF MAY, 2008.**

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH H. BERRIE — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert K. Smith	SunTrust Mortgage, Inc.	**126-15-B-222CO**
(NAME)	(NAME)	
7325 Middlebrook Circle	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David Partee, and wife Julie S. Partee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert K. Smith, and wife Michele S. Smith**, 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. 117 on the plan of Secti on Two Lexington Point Subdivision, as record in Instrument No. 20010515-0049954, Surveyor's Correction in 20011214-0138239, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David Partee and wife, Julie S. Partee by deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee Corporation of record in Instrument No. 20020313 -0031603 Dated March 11, 2002 and recorded March 13, 2002, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **7325 Middlebrook Circle, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **23rd day of May, 2008**.

David Partee, Julie S Partee Attorney-in-Fact

David Partee
By: Julie S. Partee, Attorney in Fact

Julie S Partee

Julie S. Partee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Julie S. Partee** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the fore going instrument for the purpose there in contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **23rd day of May, 2008**.

Commission expires:

SHEILA L. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Julie S. Partee** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be **Attorney in Fact** by Power of Attorney on behalf of **David Partee**, and to be the person who executed the fore going instrument for the purpose there in contained, and that she executed the same as her free act and deed pursuant to a Power of Attorney of record in Instrument No. 20080527-0053621, in the Register's Office for Davidson County, Tennessee. .

Witness my hand and official seal at **Nashville**, Tennessee this **23rd day of May, 2008**.

Commission expires:

SHEILA L. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public