WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/08 15:05 2 pg
Fees:13.00 Taxes:1472.60

20080527-0053945

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $398,000.00

Casey Braughton
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF MAY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02659 SMITH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Heather H. Smith and Sean M. Smith	same	103-09 40.00
164 Lelawood Circle		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN SEVIERI, AND WIFE, BRANDI SEVIERI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HEATHER H. SMITH, AND HUSBAND, SEAN M. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 164 Lelawood Circle, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 22nd day of May, 2008.

John Sevieri

Brandi Sevieri

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOHN SEVIERI AND BRANDI SEVIERI, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of May, 2008.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 10, HILLWOOD PARK, as shown on plat of record in Plat Book 3300, Pages 27-28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Charles Paul Johnson, Mary Nell Johnson Beck, Charles Paul Johnson, and Thomas Mark Johnson, individually and as devisees to John Sevieri and wife, Brandi Sevieri as recorded on the 30th day of October, 2007 in Instrument No. 20071030-0127782; Executor's Quitclaim Deed from Thomas Mark Johnson, Executor to Charles Paul Johnson, Mary Nell Johnson Beck, and Thomas Mark Johnson, individually and as devisees as recorded on the 24th day of April, 2007 in Instrument No. 20070424-0048976 and Warranty Deed from C. C. Adams, Successor Trustee to Linton C. Johnson and wife, Ruth L. Johnson as recorded on the 2nd day of May, 1969 in Book 4330, Page 388, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.