STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Carol A. Clawson
Affiant

WARRANTY DEED

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 12TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-16-11

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/16/08 10:29 2 pgs
Fees:13.00 Taxes:638.25
20080616-0061569

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Werner and wife, and Dawn Werner	Dawn Werner William J. Werner (NAME)	147-16
7164 Holt Run Ct. (ADDRESS)	7164 Holt Run Ct. (ADDRESS)	13
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we /I, Jared R. Smith, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William J. Werner and wife, and Dawn Werner, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE LOT MARKED "RESERVED PARCEL A" ON THE PLAN OF WHISPERING HILLS, SECTION 5, OF RECORD IN BOOK 3300, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JARED R. SMITH BY DEED FROM JAMES M. TODD, JR., BARBARA A. TODD, JAMES M. TODD, V, AND LORI LYNN TIMBERLAKE OF RECORD IN INSTRUMENT 200110180113988 ON 10/15/2001 AND FILED FOR RECORD ON 10/18/2001, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3255, PAGE 587, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) 2008 TAXES, WHICH HAVE BEEN PRORATED AND PAID BY THE GRANTORS: (2) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 3300, PAGE 11, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4929 Aquatic Road, Nashville, TN 37211
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 12th day of June, 2008.

Jared R. Smith

STATE OF Tennessee

COUNTY OF Williamson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Jared R. Smith personally appeared before me this 12th day of June, 2008 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of June, 2008.

Connie Hooper

Connie Hooper

My Commission Expires: 2/24/2009

(SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

~~RETURN TO:~~
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067