Davidson County DEEDWARR
Recvd: 07/03/08 13:36 2 pgs
Fees:13.00 Taxes:499.50

20080703-0069057

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Reba June Rowe, Grantors
TO: Joshua & Kristen Smith, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Joshua & Kristen Smith 803 Joyce Lane Nashville, TN 37216	Same as Owner	061-02-0-138.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $135,000.00.

Joshua Smith
Affiant

Subscribed and sworn to before me this the 17th day of June, 2008.

My Commission expires: June 12, 2011

Mary Murphy
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Brenda G. Rudolph, Executrix of the Estate of Reba June Rowe**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Joshua Smith and his wife, Kristen Smith**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Plan of Gra-Mar Acres, Section 3, of record in Book 2133, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 121.06 feet on the northerly side of Joyce Lane and extends back 200 feet on the westerly line and 273 feet on the easterly line to a dead line in the rear, measuring 175.7 feet thereon.

BEING the same property conveyed to Reba June Rowe by quitclaim deed, recorded December 9, 1993, in Book 9181, page 949, Register's Office for Davidson County, Tennessee. The said Reba June Rowe having since died and her Will filed of record In Re: Estate of Reba June Rowe, No. 07P-1940, Probate Clerk's Office for Davidson County, Tennessee and by Order entered June 6, 2008 by the Seventh Circuit Court in said estate, authorizing Brenda G. Rudolph, as Executrix to sell and convey said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 803 Joyce Lane, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS ~~WHEREOF~~, Grantors have caused this instrument to be executed on this 18th day of June, 2008.

"GRANTORS"
Estate of Reba June Rowe

By: Brenda G. Rudolph
Brenda G. Rudolph, Executrix of the
Estate of Reba June Rowe

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Brenda G. Rudolph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she is the Executrix of the Estate of Reba June Rowe, and who further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the executrix of said estate.

~~WITNESS~~ my hand and official seal at Franklin, Tennessee this 18th day of June, 2008.

My commission expires: June 12, 2011

Notary Public

{Seal}

RUDICK J. MURPHY, II
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN