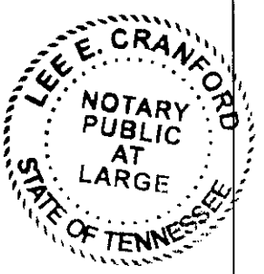
WARRANTY DEED 12952



Davidson County DEEDWARR
Recvd: 08/04/08 12:36 2 pgs
Fees:13.00 Taxes:653.05

20080804-0079970

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$176,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF JULY, 2008.**

Notary Public

MY COMMISSION EXPIRES: ~~June 18, 2012.~~ 1-9-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Smithson	SunTrust Mortgage, Inc	**161-06-0 232.00**
(NAME)	(NAME)	
5153 Whitaker Drive	1517 Hunt Club Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Gallatin, TN 37066	
(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 J. Hart, as Trustee under the David J. Hart Living Trust dated February 15, 2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher P. Smithson, an unmarried man and James E. Smithson and Sylvia A. Smithson, husband and wife,** 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. **131** on the Plan of **Huntington Park**, Section II of record in Plat Book **4175**, Page **108**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **David J. Hart, as Trustee under the David J. Hart Living Trust** by deed of record in Instrument 20080424-0041825, Register's Office for **Davidson** County, Tennessee.

David J. Hart and David Hart being one of the same.

Sonia Hart having since deceased.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5153 Whitaker Drive, 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.

Witness our hands this 25th day of July, 2008.

David J. Hart, as Trustee under the David J. Hart Living Trust

David Hart, Trustee

One and the same as David J. Hart, Trustee

State of Tennessee County of Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 25th day of July, 2008.

Commission expires: ~~6/18/12~~ 5/21/11

Notary Public

GARY B. FISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the Stage and County aforesaid, personally appeared David Hart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowleged himself to be the Trustee of David J. Hart Living Trust and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seat at Nashville, TN this 25th date of July, 2008.

Commission expires: 5/21/11

Notary Public

GARY B. FISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY