File #2008251

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gavin W. Smith	Bank of America	MAP 126-15-A
(NAME)	(NAME)	
8128 Settlers Way	9000 Southside Blvd, #500	PARCEL 289
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Katherine M. Haygood and husband Brady M. Haygood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gavin W. Smith and wife, Melanie R. 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. 65 on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument 200110030107279, said Register' s Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Katherine M. Farmer, a single person and Brady M. Haygood, a single person as joint tenants with right of survivorship by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument 200209050107753, said Register' s Office, dated August 30, 2002. **The said Katherine M. Farmer having since married and is now known as Katherine M. Haygood.**

This conveyance is subject to the following: Taxes for 2008, a lien, but not yet due and payable; Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, supplemented in Book 9665, page 420, and Instrument 200001260008529 and 200107170075902; Charter in Book 9607, page 534;and subject to any and all easements of public record that may affect the property, all in the Register's Office for Davidson County, Tennessee

Unimproved ()
This is improved (X) property, known as **8128 Settlers Way, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 09/16/08 13:16 2 pgs
Fees:13.00 Taxes:832.50
20080916-0094705

Witness our hands this 15th day of September, 2008.

Katherine M Haygood

Brady M. Haygood

STATE OF TENNESSEE

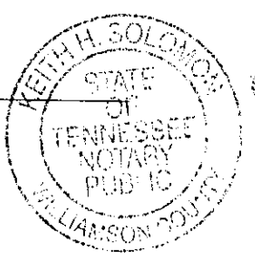
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Katherine M. Haygood and Brady M. Haygood, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 15th day of September, 2008.

Notary Public

My Commission expires;



My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067