After recording, return to:
TN Title & Escrow
1808 Rory Cove
LaVergne, TN 37086

Davidson County DEEDWARR
Recvd: 09/25/08 09:47 2 pgs
Fees:13.00 Taxes:340.96
20080925-0097534

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353.0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Ofelia Maldonado** **446 Rural Hill Road** **Nashville, TN 37217**	SEND TAX BILLS TO: Wells Fargo Home Mtg - P.O. Box ~~SAME~~ 11701 Newark, NJ 07101	MAP-PARCEL NUMBERS: **14904025800**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

KRISTIE L. SMITH, unmarried

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

OFELIA MALDONADO, married

HEREINAFTER called the GRANTEE, her 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. 7A on the Plan of Edge-O-Lake, Section 21, Zone Lot Division of Lots 1 through 7, of record in Book 6200, Page 156, amending Book 5200, Page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kristie L. Smith, unmarried, by warranty deed from Dana L. Hovind Johnson, and husband, Steve Pflueger, of record in Instrument No. 20030718-0101085, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of record in Book 6200, Page 156, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in instruments of record in Book 6140, Page 420; Book 5496, Page 697; Book 5460, Page 269; Book 5141, Page 606; Book 4797, Page 410; Book 4663, Page 493; Book 4549, Page 802; and in Book 4468, Page 565, said Register's Office.

This is improved (x) property known as **446 Rural Hill Road, Nashville, Tennessee 37217.**

unimproved ( )

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, her heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 23rd day of September, 2008.

Kristie L Smith

KRISTIE L. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **KRISTIE L. SMITH,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 23rd day of September, 2008.

NOTARY PUBLIC
My commission expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $92,150.00.

Kristie L Smith
AFFIANT

Sworn to and subscribed to before me this 23rd day of September, 2008.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY