Return to:
Chapman & Rosenthal Title, Inc.
3817 Bedford Ave Suite 140
Nashville, TN 37215

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
594256 044908
Natalie Riesberg

Davidson County DEEDWARR
Recvd: 01/20/09 14:42 3 pgs
Fees:18.00 Taxes:647.50
20090120-0004840

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Chaffin Smith	New Owner	083-01-0 303.00
(NAME) 1309 Greenwood Avenue	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Michael Faciszewski, a single person have this day bargained and sold, and do hereby transfer and convey unto the said Patricia Chaffin Smith, unmarried and* the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*Meghan L. Bates, unmarried as joint tenants with the right of surviorship

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20060718-0086602 in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,000.00

Affiant

Subscribed and sworn to before me this the 14 day of January 2009.

Notary Public

My commission expires: MY COMMISSION EXPIRES NOV 22 2010

(Affix Seal)

Kate Rosenthal Notary Public State of Tennessee County of Sumner

This is unimproved ( ), known as 1309 Greenwood Avenue, Nashville, TN 37206
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 25 day of September, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Faciszewski

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, GARY E. ROBERTSON, a Notary Public in and for said County and State, Michael Faciszewski, the within named bargainor SINGLE (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2008.

Gary E. Robertson
Notary Public
My Commission Expires: 6-30-2010

(This area for official notarial seal)

GARY E. ROBERTSON
NOTARY PUBLIC
REG # 7024019
MY COMMISSION EXPIRES
06/30/2010
COMMONWEALTH OF VIRGINIA

EXHIBIT "A"

BEING LOT NO. 5 ON THE MAP OF JOHN W. LOVE'S SUBDIVISION OF GREENWOOD OF RECORD IN BOOK 332, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 5 FRONTS 51.5 FEET ON THE NORTHERLY SIDE OF GREENWOOD AVENUE AND RUNS BACK 190.3 FEET ON THE WESTERLY LINE AND 193.5 FEET ON THE EASTERLY LINE TO AN ALLEY MEASURING 50 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL FACISZEWSKI, UNMARRIED BY WARRANTY DEED FROM DANIEL FARRAR AND DEANE GARDNER, RECORDED ON THE 18TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060718-0086602, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.