This instrument prepared by:
Lehman Title & Escrow, LLC
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **5175**

Davidson County DEEDWARR
Recvd: 02/13/09 15:23 2 pgs
Fees:13.00 Taxes:571.65

20090213-0012877

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of February, **2009,** by and between **American International Relocation Solutions, LLC**, parties of the first part, and Tracy D. Smartt and Tammy R. Smartt, husband and wife, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 30 on the Plan of ~~Stanford~~ Stanford Country Club Estates of record in Plat Book 2900, page 50, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____: or Instrument No. * : in said Register's office.
*20090213-0012876

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Parcel ID # **085-14-0-033.00**
☐ Improved OR
☒ Unimproved property located at: **209 Walcott Dr. Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

American International Relocation Solutions, LLC

By: _____
Name: Karin A. NeJame
Title: Agent

State of Connecticut

County of Fairfield

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Karin A. NeJame with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Agent of **American International Relocation Solutions, LLC**, the within named bargainer, a limited liability company, and that **he/she** as such Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liaibility company as such Agent of **American International Relocation Solutions, LLC**.

Witness my hand and Notarial Seal at office this 10th day of February, 2009.

Notary Public Dawn Hoyer

My Commission Expires: MY COMMISSION EXPIRES APRIL 2010

DAWN HOYER NOTARY PUBLIC CONNECTICUT

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Owner's Name: Tracy D. Smartt

and Address: **209 Walcott Drive**

Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Churchill Mortgage Corporation, 761 Old Hickory Blvd., Ste. 400, Brentwood, TN 37027

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,500.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of February, 2009.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$154,500.00
Deborah J. Cohen
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February 2009
Brenda Wells
Deputy Register

This instrument prepared by: Rev. April 16, 2008