BILL GARRETT, Davidson County
Trans:T20090026933 DEEDWARR
Recvd: 04/23/09 15:27 2 pgs
Fees:13.00 Taxes:584.60
20090423-0037086

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Dennis J. Smith
7016 Hickory Pass Lane
Antioch, TN 37013

MORTGAGEE
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
176-01-0-A-038.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda Bahlke Medford, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dennis J. Smith, unmarried,** 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. 38 on the Plan of The Estates of Hickory Woods, of record in Instrument 2001041-20036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Linda Bahlke Medford by Classic Homes BOS, LP by deed of record in Instrument No. 20011002-0106194, dated September 27, 2001, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20010814-0087812; subject to a charter for homeowners association of record in Instrument No. 20010809-0085970; subject to a quitclaim deed to homeowners association of record in Instrument No. 20010814-0087811; subject to an easement of record in Instrument No. 20010208-0012477, easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20010412-0036163, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee

This is improved property known as **7016 Hickory Pass Lane Antioch, TN 37013.**

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 15th day of April, 2009.

Linda Bahlke Medford

Linda Bahlke Medford

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda Bahlke Medford, unmarried, 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 this 15th day of April, 2009.

Carol May Newkirk

NOTARY PUBLIC

My Commission Expires: CAROL MAY NEWKIRK
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD816572
EXPIRES 8/20/2012
BONDED THRU 1-888-NOTARY1

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $158,000.00.

Ashley Richardson

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 7-24-11

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.