THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2047

BILL GARRETT, Davidson County
Trans:T20090032804 DEEDWARR
Recvd: 05/19/09 09:02 2 pgs
Fees:13.00 Taxes:587.93
20090519-0045701

Property Address: 3777 Waterford Way, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Angie Smith and husband, Monte Smith**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Levey and wife, Carrie A. Levey,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

Being Lot 119 on the Plan of Chatham Pointe a planned Unit Development of record in Book 6900, page 44-447, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Angie Smith and Monte Smith wife and husband by warranty deed from Darrell Robertson unmarried of record in Instrument 20050526-0059456, dated May 18, 2005, and filed for record May 26, 2005, said register's office.

This improved property is also known as 3777 Waterford Way, Antioch, TN 37013.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 15th day of May, 2009.

Angie Smith {Seal}

Monte Smith {Seal}

STATE OF TENNESSEE
CITY OF ANTIOCH, COUNTY OF DAVIDSON

On this the 15th day of May, 2009, before me the undersigned officer, personally appeared Angie Smith and Monte Smith, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 9·19·09

Grantors' Name, Address, Phone:
Angie Smith and Monte Smith

Grantees' Name, Address, Phone:
Andrew Levey and Carrie A. Levey

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SEND TAX STATEMENTS TO THE GRANTEE.

STATE OF TENNESSEE
CITY OF Nashville, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $158,900.00 ~~which amount is equal to 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 15 day of May, 2009.

Notary Public
My Commission expires: 9·19·09

New Owners and Send Tax Bills to:
Andrew Levey and Carrie A. Levey
3777 Waterford Way
Antioch, TN 37013

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.