BILL GARRETT, Davidson County
Trans:T20090041227 DEEDWARR
Recvd: 06/19/09 14:59 2 pgs
Fees:13.00 Taxes:1369.00
20090619-0057494

WARRANTY DEED

G-VRE-09-5733

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

Subscribed and sworn to before me this 12th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-7-2011

(AFFIX SEAL)

STEPHANIE M. BUNCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juliet R. Ingram	Juliet R. Ingram	
5733 Cloverwood Drive	(NAME) 5733 Cloverwood Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	17107005000 and 171070
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH I. SMITH AND KATHLEEN S. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIET R. INGRAM, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: TRACT I: BEING LOT 32, PLAN OF SECTION 4, CLOVERLAND ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 45, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. TRACT II: BEING RESERVED PARCEL (51), PLAN OF SECTION 4, CLOVERLAND ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 45, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KENNETH I, SMITH AND WIFE, KATHLEEN S. SMITH, BY WARRANTY DEED FROM GATLIN W. EDWARDS AND WIFE, WILLA MAE EDWARDS, RECORDED AUGUST 1, 1989 IN BOOK 7903, PAGE 297, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE THE FOLLOWING EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD
RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PLAN OF SECTION 4, CLOVERLAND ACRES, AS RECORDED IN PLAT BOOK 4660, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN RESTRICTIVE COVENANTS RECORDED IN BOOK 4720, PAGE 355.

TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

unimproved ( )
This is improved (X) property, known as 5733 Cloverwood Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 12th day of June, 2009.

Kenneth I. Smith

Kathleen S. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth I. Smith and Kathleen S. Smith, the within named bargainor, 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 the 12th day of June, 2009.

Notary Public

My Commission Expires: 9-7-2011

(SEAL)

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903