Box 13
15108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Nina L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of June, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jason Lajuan Tate, Sr.	First Continental Mortgage	Parcel ID:
545 Castlegate Drive	2691 E. Oakland Park Drive	13614002700
Nashville, TN 37217	Fort Lauderdale, FL 33306	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nina L. Smith, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jason Lajuan Tate, Sr., married,
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:

BEING Lot No. 27, on the Plan of Section 1, Castlegate, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Darrell G. Smith and wife, Nina L. Smith by deed from William H. Tragle and wife, Frances K. Tragle, of record in Book 6665, Page 995, Register's Office for said County. The said Darrell G. Smith now being deceased.

This conveyance is subject to (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Plat Book 4460, page 115, Register's Office for said County, and (3) Restrictive Covenants of record in Book 4649, page 295, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 545 Castlegate Drive, Nashville, TN 37217

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 my hand this 22nd day of June, 2009.

Nina L. Smith
Nina L. Smith

BILL GARRETT, Davidson County
Trans:T20090043696 DEEDWARR
Recvd: 06/30/09 13:27 2 pgs
Fees:13.00 Taxes:517.63
20090630-0060853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nina L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2009.

My Commission Expires: 11.22.10

Notary Public

