WARRANTY DEED

ET-09-1394

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$79,000.00~~

Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2009.

Connie J. Buchanan
Notary Public

MY COMMISSION EXPIRES: 6-30-10

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL)

CONNIE J. BUCHANAN WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Davenport	Mike Davenport c/o Nationwide Carpet (NAME)	
701 - 703 Linden Green	4115 N. Mt Juliet Rd	74-4-107.00
(ADDRESS)	(ADDRESS) 37122	
Hermitage, TN 37076	Mt Juliet TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN S. SMITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL W. DAVENPORT, A SINGLE MAN, 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:

Land in Davidson County, Tennessee, being Lot No. 131 on the Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a Tract Marked "Hermitage Swimming Club, Inc.", as shown on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 5210, Page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen S. Smith by Quitclaim Deed from Dennis J. Smith recorded March 31, 2009 in Instrument No. 20090331-0028650 and conveyed to Dennis J. Smith and wife, Karen S. Smith by Warranty Deed from Rayburn Yarborough and wife, LaDonna Yarborough recorded January 29, 1999 in Book 11317, Page 446, Register's Office for Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 5210, Page 119; Book 4820, Page 611; Book 4960, Page 506; Book 4969, Page 667; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 701 - 703 Linden Green, Hermitage, Tennessee 37076
(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 13th day of July, 2009.

Karen S. Smith
Karen S. Smith

BILL GARRETT, Davidson County
Trans:T20090048704 DEEDWARR
Recvd: 07/20/09 11:07 2 pgs
Fees:13.00 Taxes:292.30
20090720-0067719

STATE OF Tennessee
COUNTY OF Wilson

On this the 13th day of July, 2009, before me personally appeared Karen S. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of July, 2009.

Connie J. Buchanan

Notary Public

My Commission Expires: 6/30/10

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520