Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Mail

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

39-B
File #09-1182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Truman D. Smith, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Andrew Sutton and Karen Taylor Schwartz, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Southmeade, of record in Book 1835, pages 118 and 119, Register's Office for said county.

Being the same property conveyed to Truman D. Smith by deed from James A. Conway and wife, Nancy S. Conway dated May 15, 2002 of record as Instrument No. 20020517-0060481 and re-recorded as Instrument No. 20020607-0069318.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 724 Omandale Drive, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of July, 2009.

Truman D Smith by Jeff E Smith Atty in Fact

Truman D. Smith
By: Jeff E. Smith, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090050047 DEEDWARR
Recvd: 07/24/09 09:30 2 pgs
Fees:13.00 Taxes:1285.94

20090724-0069529

State of Tennessee)
County of Davidson)

On this the 13th day of July, 2009, before me personally appeared Jeff E. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Truman D. Smith acknowledged that such person executed the same as the free act and deed of Truman D. Smith.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 347,550.00.

Affiant

Sworn and subscribed before me on this the 13th day of July, 2009.

Notary Public

My Commission Expires: 3-4-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mark Andrew Sutton	Franklin American Mortgage Company	132-11-17
724 Omandale Drive	501 Corporate Centre Drive Suite 400	
Nashville, TN 37204	Franklin, TN 37067	