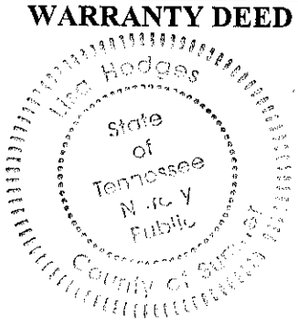
File No. 290601160

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/13/09 16:13 3 pgs
Fees:18.00 Taxes:462.50
20090813-0076401

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis H. Smith	Regions Bank DBA Regions Mortgage	01400004700
(NAME)	(NAME)	
7570 Bidwell Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Birmingham, AL 35244	
(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, David R. Garner and wife, Carmen Garner, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Dennis H. Smith, unmarried, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, Engineer, dated April 12, 1969, as follows:

Beginning at a point in the easterly margin of Bidwell Road and the center of Long Creek (being also the beginning point of the real estate heretofore conveyed to Truman E. Durham, and wife, by deed of record in Book 4342, Page 983, said Register's Office); thence with the center of Long Creek, North 72 degrees 13' East 116 feet, more or less, to an iron pin; thence North 1 degree 21' West 181.7 feet, more or less, to an iron pin by a 20" oak; thence North 3 degrees 38' East 819.7 feet, more or less, to an iron pin, thence North 73 degrees 13' West 9.9 feet, more or less, to an iron pin in the easterly right-of-way of Bidwell Road; thence with the easterly margin of said road 1,102.6 feet to the point of beginning.

Being the same property conveyed to DAVID R. GARNER, UNMARRIED by deed from PHYLLIS M. GARMAN, UNMARRIED of record in Book 9889, Page 524 on 12/08/1995 and filed for record on 12/15/1995, Register's Office for DAVIDSON County, Tennessee.

Carmen Garner, wife of the above named David R. Garner, joins in this conveyance for the purpose of conveying any and all interest she may have in and to the above described property, especially her marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7570 Bidwell Road, Joelton, TN 37080
(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), HIS 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), HIS 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 hands this 13th day of August, 2009.

David R. Garner

Carmen Garner

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 David R. Garner and wife, Carmen Garner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of August, 2009.

Commission expires: February 28, 2012

LISA G. HODGES Notary Public

File Number: 290601160

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

