BILL GARRETT, Davidson County
Trans:T20090056381 DEEDWARR
Recvd: 08/18/09 12:37 2 pgs
Fees:13.00 Taxes:869.50

20090818-0077657

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00.**

Affiant

Subscribed and sworn to before me this the 17th day of August, 2009.

Notary Public

My commission expires: 11/1/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicholas Gatlin	**Bank of America, N.A.**	**155-080-C 117.00 CO**
1413 Calloway Court	**10701 S. River Front Pkwy, #400**	
Nashville, TN 37221	**South Jordan, UT 84095**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James Peter Smith and wife, Kimberly Ann Candido, now known as Kimberly Ann Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Gatlin and wife, Melissa Gatlin

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:

Land in Davidson County, Tennessee, being Lot No. 117 on the plan of Poplar Creek Estates, Phase Two, a Planned Unit Development, of record in Plat Book 6900, Pages 339-347, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Peter Smith and Kimberly Ann Candido by deed from S & A Construction, a limited liability company, of record in Instrument No. 20030403-0044155, Register's Office for Davidson County, Tennessee. *Kimberly Ann Candido and James Peter Smith having since married, the property is now vested in James Peter Smith and wife, Kimberly Ann Smith

This conveyance is subject to taxes for 2009 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1413 Calloway Court, Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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 hand(s) this 17th day of August, 2009.

James Peter Smith
by: Gregory S. Perrone, his Attorney in Fact

Kimberly Ann Smith
by Gregory S. Perrone, her Attorney in Fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Gregory S. Perrone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **James Peter Smith and wife, Kimberly Ann Smith,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **James Peter Smith and wife, Kimberly Ann Smith**, the within named bargainor(s) by the said **Gregory S. Perrone** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 17th day of August, 2009.

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires 11/7/2011