290800115

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $176,900.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2009.

Notary Public
My commission expires: 1/23/2011

06-0908-73622

Address of New Owner:	Send Tax Bills to:	Tax Information
Leland Douglas Smith, Jr. 4509 Baton Rouge Drive Hermitage TN 37076	WR Starkey Mort., LLP, TN 512 Autumn Springs Ct., #104 D Franklin, TN 37067	075-04-0-074.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin D. Pugh and wife, Stephanie J. Pugh,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leland Douglas Smith, Jr. an unmarried man**, hereinafter called the Grantees, their successors 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. 307, on the Plan of Section Five, Tulip Grove, of record in Book 4175, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin D. Pugh and wife, Stephanie J. Pugh by deed from Don O. Hopper and wife, Catherine A. Hopper, dated July 31, 2003, recorded August 1, 2003, of record in Instrument No. 20030801-0109303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4509 Baton Rouge Drive, Hermitage, TN 37076**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/28/09 15:29 3 pgs
Fees:18.00 Taxes:654.53
20090828-0081148

WITNESS my hand this 26th day of August, 2009.

Benjamin D. Pugh

Stephanie J. Pugh

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin D. Pugh and Stephanie J. Pugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26th day of August, 2009.

Notary Public

KATHRYN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12

Certificate of Authenticity

I, Kimie Perry, 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 according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.