WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00

Rodney C. Smotherman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rodney C. Smotherman	SunTrust Mortgage, Inc	Parcel ID:
P.O. Box 160544	401 Commerce Street, Suite 6100	108040A00700CO
Nashville, TN 37216	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Estate of Betty S. Cochran

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rodney C. Smotherman, unmarried

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:

BEING Lot No. 7, on the Plan of Villages of Larchwood, Section One, of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Betty S. Cochran, unmarried, by deed from H. Mitchell Fuller, II and Christina S. Fuller, husband and wife, of record in Book 9442, Page 127, Register's Office for said County, dated August 18, 1994. The said Betty S. Cochran died and devised the property by Will to Valerie E. Hulshof. See Will of record in File No. 09P-635 in Probate Court of Davidson County, Tennessee.

This conveyance is subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Plat Book 7900, page 106, said Register's Office; and (3) Restrictive Covenants of record in Book 8067, page 792, and Book 8150, page 765, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 710 Kennington North, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 31st day of August, 2009.

Estate of Betty S. Cochran

BY: Valerie E. Hulshof, Devisee

BILL GARRETT, Davidson County
Trans:T20090060239 DEEDWARR
Recvd: 09/02/09 11:29 2 pgs
Fees:13.00 Taxes:538.35

20090902-0082416

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 Valerie E. Hulshof, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Devisee of Estate of Betty S. Cochran and as such Devisee, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.