This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 10/02/09 14:02 3 pgs
Fees:18.00 Taxes:682.65
20091002-0091769

ADDRESS NEW OWNER:
Kelley R. Smith
7001 Sunnywood Drive
Nashville, TN 37211

SEND TAX BILL TO:
Quicken Home Loans
20555 Victor Parkway
Livonia, MI 48152

TAX ID 173-09-OA-382.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Cathy J. Welch, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Kelley R. Smith, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Lenox Village, Phase Five, a Planned Unit Development of record in Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cathy J. Welch by deed from Michael G. Towles, an unmarried man of record in Instrument No. 20061020-0130511, dated October 18, 2006 and corrected by Affidavit of Scrivener's of record in Instrument No. 20090908-0083719, dated September 8, 2009, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **7001 Sunnywood Drive Nashville, TN 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20050120-0007427, and restrictions in Instrument No. 20020315-0032826 and corrected in Instrument No. 20050113-0005133, and encumbrances as may be shown of record in the office of the

Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of September, 2009

Cathy J. Welch

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Cathy J. Welch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of September, 2009.

NOTARY PUBLIC

My Commission Expires: January 2, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $184,500.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of September, 2009.

NOTARY PUBLIC

My Commission Expires: July 16, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

900