THIS INSTRUMENT PREPARED BY:

Heritage Title Services, LLC

8115 Isabella Lane, Suite 5

Brentwood, TN 37027

Address New Owner(s)
Daniel S. Donnell and Dustin B. Donnell
1068 Horseshoe Drive
Nashville, TN 37216

Send Tax Bills To:
Numerica Mortgage, LLC
615 Lynnhaven Pkwy
Virginia Beach, VA 23452

Map & Parcel Nos.:
061 14 0 082.00

BILL GARRETT, Davidson County
Trans:T20090070125 DEEDWARR
Recvd: 10/15/09 09:28 2 pgs
Fees:13.00 Taxes:555.00
20091015-0095410

WARRANTY DEED

THIS INDENTURE, made and entered into this **8th day of October, 2009**, by and between **Stephen Dennis Smith and wife, Karen Smith**, party of the first part, and **Daniel S. Donnell and Dustin B. Donnell**, both unmarried as tenants in common with rights of survivorship party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($150,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 35 on the Map of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Horseshoe Drive at the corner of Lots 24 and 35; thence with the line between said lots, southerly 174.85 feet to a point; thence easterly 60 feet to the corner of Lots 35 and 36; thence with the line between said lots northerly 175.0 feet to the south margin of Horseshoe Drive; thence with margin of the same, westerly 60 feet to the point of beginning.

Being the same property conveyed to Stephen Dennis Smith from Margaret Dickens, Helen Jenkins, James E. Seigenthaler, Carl Seigenthaler, Richard Seigenthaler, The Heirs-at-Law of Katherine S. Bullard, by deed dated May 21, 1998, of record in Book 10953, Page 413 in the records for Davidson County, TN.

Subject to easements, restrictions and right-of-ways of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Stephen Dennis Smith

Karen Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, Kevin Bippen, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen Dennis Smith and Karen Smith** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **8th day of October 2009**

My commission expires: **EXP 03 / 04 / 2013**

KEVIN BIPPEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$150,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 8th day of October, 2009.

My Commission Expires: 6-30-10

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

PROPERTY ADDRESS:
1068 Horseshoe Drive
Nashville, TN

Return To::
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122