BILL GARRETT, Davidson County
Trans: T20090071655 DEEDWARR
Recvd: 10/21/09 13:28 1 pgs
Fees: 13.00 Taxes: 510.23

20091021-0097357

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SMITH-H09115

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF October, 2009.

(Affix Seal) Notary Public

My Commission Expires: 7-24-10

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Margery E. Smith, a single person	New Owner	149.09-0-284.00
1408 Elkhorn Point		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN A. CLAMPITT AND BRENDA K. CLAMPITT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARGERY E. SMITH, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being lot number 14 on the Plan of Hunter's Run, Section Two, as of Record in Plat Book 9700, page 399, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John A. Clampitt and Brenda K. Clampitt by Deed in Lieu of Foreclosure from Michael Hendershot of record in Instrument 20090717-0067406, recorded on July 17, 2009, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1408 Elkhorn Point, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 15th day of October, 2009 :

John A. Clampitt

Brenda K. Clampitt

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named JOHN A. CLAMPITT AND BRENDA K. CLAMPITT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 15th day of October, 2009.

Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212