This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
H090646

BILL GARRETT, Davidson County
Trans:T20090072869 DEEDWARR
Recvd: 10/27/09 11:44 2 pgs
Fees:13.00 Taxes:1577.87
20091027-0098993

Send Tax Bills To:
Sean Michael Spence
6513 Windy Hill Ct
Brentwood TN 37027

New Owner is:
Sean Michael Spence
6513 Windy Hill Court
Brentwood, TN 37027

MAP: 172-13-0B

PARCEL: 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dorothy Smithson**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sean Michael Spence**, ~~unmarried~~ hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Windyhill Subdivision, of record in Instrument Number 20000523-0051445, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to William H. Smithson and wife, Dorothy Smithson, by Warranty Deed from Regent Development, LLC (formerly known as McEwen Development, LLC), dated 2/22/01 and recorded 3/1/01 in Instrument Number 20010301-0018972, Register's Office for Davidson County, Tennessee. The said William H. Smithson having since died on 5/5/09, leaving property vested solely in Dorothy Smithson, as surviving spouse.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is **improved** property known as: 6513 Windy Hill Court, Brentwood, TN 37027

DS by PBS aff
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23RD day of OCTOBER, 2009.

GRANTOR:

Dorothy Smith by Don B Smith her Attorney in Fact

Dorothy Smithson by Don B Smithson her Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Don B Smithson**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Dorothy Smithson,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument #200910270098992 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 23RD day of OCTOBER, 2009.

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires: Monday, September 03, 2012

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $426,450.00.

Affiant

SWORN TO and subscribed before me this 23RD day of OCTOBER, 2009.

NOTARY PUBLIC
My commission expires: My Commission Expires: Monday, September 03, 2012

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY