RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090612

BILL GARRETT, Davidson County
Trans:T20090073100 DEEDWARR
Recvd: 10/28/09 08:26 2 pgs
Fees:13.00 Taxes:1346.80
20091028-0099316

Send Tax Bills To:
Donald A. Metzger
4809 Granny White Pike
Nashville, TN 37220

New Owner is:
Donald A. Metzger
4809 Granny White Pike
Nashville, TN 37220

MAP: 131-15-0

PARCEL: 027.00

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, **Don B. Smithson and wife, Susan E. Smithson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald A. Metzger and wife, Colleen McCormick Metzger**, 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. 13 on the Plan of Harpeth Acres, Section I, as shown on plat of record in Book 1424, page 140, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Don B. Smithson and wife, Susan E. Smithson, by Warranty Deed from Michael D. McConnell and wife, Cynthia R. McConnell, dated 8-31-98 and recorded 9-2-98 in Book 11096, page 372, in the Register's Office of Davidson County, Tennessee.

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.

Improved property known as: **4809 Granny White Pike, Nashville, TN 37220**

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 the 27th day of October, 2009.

GRANTOR(S):

DON B. SMITHSON

Susan E Smithson

SUSAN E. SMITHSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DON B. SMITHSON AND WIFE SUSAN E. SMITHSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 27th 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 DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$364,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 27th 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