Prepared by:
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BILL GARRETT, Davidson County
Trans:T20090080330 DEEDWARR
Recvd: 11/25/09 15:52 3 pgs
Fees:18.00 Taxes:721.50
20091125-0108738

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 19th day of November 2009.

Notary Public
My commission expires: 5/22/10

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Smola	F & M Bank	161100B18300CO
4716 Chepstow Dr.	50 Franklin St.	
Nashville TN 37211-0000	Clarksville, TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Gregory L. Proffitt and wife Jennifer Lynn Proffitt hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jennifer Smola and Buddy E. Smola, as joint tenants in common with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29, as shown on a plan entitled "Final Plat, Villages of Brentwood, Phase Eleven", (Brentwood Summit), of record in Plat Book 9700, page 949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory L. Proffitt by deed dated July 20, 2001 from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, of record in Instrument No. 20010725-0079107, Register's Office for Davidson County, Tennessee. Gregory L. Proffitt conveyed an interest to his wife, Jennifer Lynn Proffitt, by Quitclaim Deed dated August 23, 2005 of record in Instrument No. 20050824-0101126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Villages of Brentwood, Phase Eleven of record in Book 9700 Page 949, Register's Office for Davidson County, Tennessee 3) The foregoing is subject to encumbrance of an ingress and egress from Village Way across the deeded property to the

adjacent Church property built in such width and character as to be acceptable to the Metropolitan Government as a public road as stated in Book 110076, page 537, Book 11076, page 661 and in Book 11526, page 579, Register's Office for Davidson County, Tennessee. 4) Subject to an Agreement for Dedication of easement for Water Mains and Appurtenances of record in Book 8197, page 338, Register's Office for Davidson County, Tennessee. 5) Subject to a Stormwater Detention Agreement, of record in Book 11078, page 919, said Register's Office for Davidson County, Tennessee. 6) Restrictions of record in Book 6143, page 11, and amended in Book 6398, page 495, and amended in Book 8507, page 831, and amended in 11526, page 579, and amended in Instrument # 200006060056066 Register's Office for Davidson County, Tennessee 7) Subject to conveyance of Open space of record in Instrument No. 200006060056067, said Register's Office for Davidson County, Tennessee. 8) Charter of Villages of Brentwood Homeowner's association of record in Book 6158 Page 352

This property is improved property known as 4716 Chepstow Dr., Nashville, Tennessee 37211-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 18 day of November, 2009.

Gregory L. Proffitt

Jennifer Lynn Proffitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory L. Proffitt and Jennifer Lynn Proffitt, 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 Brentwood, Tennessee, this 18th day of November, 2009.

Notary Public

My Commission expires: 3/29/11

FILE NO: 06313

Amy Cross Nance
State of Tennessee Notary Public
Williamson County