State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$200,000.00**

X _____
Affiant

Subscribed and sworn before me this **7th day of December, 2009.**

_____
Notary Public

3/20/10
My Commission Expires:

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Cynthia D.Smith **4581 Woodside Circle** **Old Hickory, TN 37138**	**4581 Woodside Circle** **Old Hickory, TN 37138**	New Owner

Map 64-4 Parcel 14

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,

Tina Watkins, married

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Cynthia D. Smith

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson county, Tennessee, being Lot No. 26, on the Plan of Woodside Subdivision Section 1 of record in Plat Book 5050, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Tina Watkins, married by Warranty Deed from James R. Barham and wife, Angela B. Barham of record in Instrument Number 20021111-0138644, Register's Office for Davidson County, Tennessee, dated October 31, 2002.

Subject to the following:

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 5050, page 75, Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book/Instrument Number 5165, page 321, Register's Office for said County.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090084394 DEEDWARR
Recvd: 12/15/09 09:57 2 pgs
Fees:13.00 Taxes:740.00
20091215-0114130

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and 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(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **7th day of December, 2009**

Tina Watkins

Tina Watkins

Timothy D Watkins

Timothy D. Watkins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Tina Watkins, and Timothy D. Watkins,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he/she/they** executed the within instrument for the purposes contained.

Witness my hand and official seal this **7th day of December, 2009**

My Commission Expires: 7/14/11

Notary Public

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY