(2)

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Erin M. Smithey
2505 Carter Avenue
Nashville, TN 37206

MORTGAGEE

BILL GARRETT, Davidson County
Trans:T20090086009 DEEDWARR
Recvd: 12/22/09 09:45 2 pgs
Fees:13.00 Taxes:573.50
20091222-0116316

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 083-04-0
PARCEL 161.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kelly Stenberg, single,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Erin M. Smithey, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 39 on the Map of Rosebank Park as of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kelly Stenberg and Todd Easley, both single by deed from Household Financial Center, Inc., dated May 22, 2006 and filed of record in Instrument No. 20060613-0070207, Register's Office for Davidson County, Tennessee.

Being further conveyed to Kelly Stenberg, single by deed from Todd Easley, single, dated December 17, 2009 and filed of record in Instrument No. 20091222-0116315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1835, Page 26, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2505 Carter Avenue Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a 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 Grantees, 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 our hands this 18th day of December, 2009.

Kelly Stenberg

Kelly Stenberg

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kelly Stenberg, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 2009.

NOTARY PUBLIC

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7-21-13