WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/10 08:07 2 pgs
Fees:13.00 Taxes:522.18
20100112-0002689

State of Tennessee)
County of Davidson)

10-01-001-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,130.79.

Carolyn E Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of January, 2010

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CAROLYN E. SMITH AND HUSBAND, MILTON E. SMITH	" NEW OWNER "	141-6-D
(NAME)	(NAME)	025.00CO
6312 Maple Dale		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **GREGORY L. SMITH, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROLYN E. SMITH AND HUSBAND, MILTON E. SMITH**, 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, to-wit:

LAND in Davidson County, Tennessee being **Unit No. No. 25, on the Plan of Riverbridge Community, a Planned Unit Development**, of record in Plat of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING conveyed to GREGORY L. SMITH, UNMARRIED from JESSCIA DOUGLASS, UNMARRIED, dated July 6, 2007, of record in Instrument No. 20070719-0086068, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Town Homes of River Bridge, of record in Instrument No. 20030205-0016032, and amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3051 Harpeth Springs Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 11th day of January, 2010.

GREGORY L. SMITH

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 2010.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Files Kennedy, who [illegible] that the certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC