BILL GARRETT, Davidson County
Trans:T20100002528 DEEDWARR
Recvd: 01/13/10 14:13 2 pgs
Fees:13.00 Taxes:325.60
20100113-0003285

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Paul Smith** **305 Cedarview Drive** **Antioch, Tennessee 37013**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **16213008700**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KAREN LINVILLE, as Trustee of the 305 Cedarview Drive Land Trust, with full authority to sell and convey

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

PAUL SMITH, an unmarried man

HEREINAFTER called the GRANTEE, his 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 Lot No. 59 on the Plan of Revised Section One Cedarwood Estates, as of record in Plat Book 4675, Page 62, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Karen Linville, as Trustee of the 305 Cedarview Drive Land Trust by warranty deed from Kathryn E. Bell of record in Instrument No. 20091109-0103684, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4753, Page 683, easements of record in Book 4545, Page 206, and all matters appearing on the Plan of record in Plat Book 4675, Page 62, said Register's Office.

This is improved property known as **305 Cedarview Drive, Antioch, Tennessee 37013.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 7th day of January, 2010.

Karen D. Linville, as trustee

KAREN LINVILLE, as Trustee
Of the 305 Cedarview Drive Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KAREN LINVILLE, as Trustee, with the full authority to sell and convey,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 7th day of January, 2010.

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-4-13

Tara Hawley
NOTARY PUBLIC
My Commission Expires: 11-4-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $88,000.00.

Lisa M. Fuhrey
AFFIANT

Sworn to and subscribed to before me this 7th day of January, 2010.

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-4-13

Tara Hawley
NOTARY PUBLIC

My Commission Expires: 11-4-13