THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10010004** JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $177,500.00. Affiant Subscribed and sworn to before me, this 26th day of January, 2010. Notary Public My Commission Expires: 7-24-10

WARRANTY DEED

Address New Owner: Pharis E. Callaway 1020 N 16th St Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08302012200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert C. Smith Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pharis E. Callaway**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 68, MAP SHOWING SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT 7 IN BLOCK A, LOTS 13-14 IN BLOCK B AND ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, as shown on plat of record in Plat Book 547, Page 12, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Warranty Deed from Christopher M. Koster and wife, Christy E. Koster to Robert C. Smith, III, a single man as recorded on the 17th day of February, 2005 in Instrument No. 20050217-0018123 and Quitclaim Deed from Robert C. Smith, III, a single man to Robert C. Smith, Jr. as recorded on the 31st day of December, 2007 in Instrument No. 20071231-0149012, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP SHOWING SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT 7 IN BLOCK A, LOTS 13-14 IN BLOCK B AND ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, as recorded in Plat Book 547, Page(s) 12, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1020 N 16th St Nashville TN 37206.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20100005772 DEEDWARR
Recvd: 01/29/10 10:09 2 pgs
Fees:13.00 Taxes:656.75
20100129-0007437

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2010.

Robert C. Smith Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert C. Smith Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2010.

Crystal P. Hayes
Notary Public

My Commission Expires: March 24, 2010



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212