This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100005824 DEEDWARR
Recvd: 01/29/10 10:47 3 pgs
Fees:18.00 Taxes:680.43
20100129-0007488

ADDRESS NEW OWNER:
Deborah Smith
4821 Overcrest Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

_____
_____
_____, _____ _____

MAP **147-6**
GROUP
PARCEL **75.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kelley McGrady Zemba, married, (fka Kelley McGrady),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Deborah Smith**, hereinafter called the GRANTEE, her 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. 39 on the Plan of Section I, Caldwell Hall,, of record in Plat Book 2900, page 57-59, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelley McGrady by deed dated Sept. 28, 2007 from Primacy Closing Corporation, a corporation organized under the laws of Nevada of record in Instrument no. 20071016-0122752, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **4821 Overcrest Drive, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

*Jason Zemba, spouse of Kelley McGrady Zemba, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 26 day of **January, 2010.**

Kelley McGrady Zemba

Jason Zemba

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kelley McGrady Zemba and Jason Zemba**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of January, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $183,900.00.

AFFIANT

Subscribed and sworn to before me on this 26 day of January, 2010.

NOTARY PUBLIC

My Commission Expires: 7-2-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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