WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nicholas P. Smart	Wells Fargo Bank, N.A.	Parcel ID:
7448 Jordan Ave.	P.O. Box 5137	13616001800
Canoga Park, CA 91303	Des Moines, IA 50306-5137	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Patricia A. Frost and husband, Jack N. Frost

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nicholas P. Smart , 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. 37-B, on the Plan of Zone Lot Division, Lot 37, Chelsea of Priest Lake, Section One-A, of record in Plat Book 6250, Page 86, amending Plat Book 5200, Page 696, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Patricia A. Frost and husband, Jack N. Frost by Quitclaim Deed from Angela M. Lake, Trustee, of record in Instrument 20011129-0130718, Register's Office for said County, dated November 20, 2001. See also deed of record in Book 7841, Page 616, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6213, Page 806, amended in Book 6298, Page 539, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 86, amending Plat Book 5200, Page 696, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3582 Gondola Dr., Antioch, TN 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 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 9th day of April, 2010.

Patricia A. Frost

Jack N. Frost

BILL GARRETT, Davidson County
Trans:T20100021465 DEEDWARR
Recvd: 04/12/10 11:06 2 pgs
Fees:13.00 Taxes:314.50
20100412-0027409

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 Patricia A. Frost and Jack N. Frost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 2010.

My Commission Expires: 11/11/12

Notary Public

