BILL GARRETT, Davidson County
Trans:T20100022132 DEEDWARR
Recvd: 04/14/10 11:28 2 pgs
Fees:13.00 Taxes:296.00

20100414-0028131

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Connie Langs
Affiant

Subscribed and sworn to before me this 9TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY
My Commission Expires MAR. 10, 2012

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara A. Oliver	Bank of America (NAME)	108-03-0-040.00
1305 Cabana Court (ADDRESS)	801 Crescent Centre Dr (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Gilbert L. Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barbara A. Oliver, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 88-A, PATIO VILLA, ZONE LOT DIVISION, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 632 AND AMENDED IN PLAT BOOK 6900, PAGE 538, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO GILBERT L. SMITH BY WARRANTY DEED FROM METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, RECORDED ON THE 4TH DAY OF DECEMBER, 1990 IN BOOK 8249, PAGE 532, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1305 Cabana Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 9th day of April, 2010.

Gilbert L. Smith

STATE OF Tennessee

COUNTY OF Davidson

I, DARRELL LANGE, a Notary Public of the County and State first above written, do hereby certify that Gilbert L. Smith personally appeared before me this 10th day of APRIL, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of April, 2010.

Notary Public

My Commission Expires:

(SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027