BILL GARRETT, Davidson County
Trans:T20100023869 DEEDWARR
Recvd: 04/22/10 09:34 2 pgs
Fees:13.00 Taxes:480.63

20100422-0030363

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2010.

Notary Public

My commission expires: June 12, 2011

RICK J. MURPHY, II NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Victor S. Creech	Proficio Mortgage Ventures	53-6A-194.00 CO
1769 Merritt Street	105 E. Robinson, Ste 220	
Old Hickory, TN 37138	Orlando, FL 32801	

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 ACKNOWLEDGE, WE,

Gerald Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victor S. Creech

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:

Land in Davidson County, Tennessee, being Lot 194, PHASE 2, WATERFORD, as shown on plat of record in Plat Book 7900, Pages 412-413, 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 to Gerald Smith by Special Warranty Deed from LaSalle Bank NA as Trustee for the MLMI Trust Series 2006-MLNI, recorded on the 12th day of May, 2008 in Instrument No. 20080512-0048737, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 7900, Page 412-413, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1769 Merritt Street, Old Hickory, TN 37138.

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 in 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 my/our hand(s) this ____ day of _____, 2010.

Gerald Smith

_____

_____

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Gerald Smith , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of April, 2010.

Notary Public

My Commission Expires: 8/20/2013

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013