RETURN TO
ROBERT L SCRUGGS ATTORNEY
2525 21ST AVE S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

BILL GARRETT, Davidson County
Trans:T20100025854 DEEDWARR
Recvd: 04/30/10 10:04 3 pgs
Fees:18.00 Taxes:943.50
20100430-0032940

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
640035 6052-000228
Stephen Wallace

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		103-06-0 Parcel 159
(NAME) Bradley D. Smith	(NAME) Bank of America	
(STREET ADDRESS OR ROUTE NUMBER) 605 Kendall Drive	(STREET ADDRESS) P.O. Box 619003	
(CITY) (STATE) (ZIP) Nashville, TN 37209	(CITY) (STATE) (ZIP) Dallas, TX 75261-9003	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bridget M. Graf, a single person have this day bargained and sold, and do hereby transfer and convey unto the said Bradley D. Smith and wife, Erin G. Smith the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ ~~255,000~~.00

Affiant Melody M. Jenkins

Subscribed and sworn to before me this the 28th day of April 2010.

Notary Public Pam McBroom

My commission expires:

(Affix Seal)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

This is unimproved ( ), known as 605 Kendall Drive, Nashville, TN 37209
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 2nd day of Feb., 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bridget M. Graf

Bridget M. Graf

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, DAISY CASEY, a Notary Public in and for said County and State, Bridget M. Graf, the within named bargainor Single (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of Feb, 2010.

Notary Public
My Commission Expires: 3.10.12

(This area for official notarial seal)

DAISY CASEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 10, 2012

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public
My Commission Expires:

(This area for official notarial seal)

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Brookside Courts, Addition No. 2, of record in Book 1835, page 47, Register's Office of Davidson County, Tennessee, together with Driveway Easement of record in Book 5189, page 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bridget M. Graf by deed from Thomas R. Talbot, III and Helen K. Bredenberg, now Talbot, of record in Instrument No. 20080701-0067825, said Register's Office for Davidson County, Tennessee.