RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TN 37216
1042

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

JAMES A. MARCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Smith, et ux	DAC HOME SERVICES	16008000600
513 Baxter Lane	151 SOUTH TRYON	
Nashville, TN, 37220	CHARLOTTE, NC 28211	

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, I/WE,

Carolyn Medlin, An Unmarried Person

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

Richard L. Smith and wife, Susan G. Smith

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 all of Lot No. 25, on the Plan of Broadwell Acres, as shown by plat appearing of record in Plat Book 2663, Page 118, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Carolyn Medlin by Quitclaim Deed from Garry Medlin, dated April 8, 2010, of record in Instrument Number 20100510-0035807, Register's Office for Davidson County, Tennessee and being the same property conveyed to Garry Medlin and wife, Carolyn Medlin by Warranty Deed from Thomas N. Wright and wife, Vicki C. Wright, dated October 17, 2003, of record in Instrument Number 20031023-0157058, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 513 Baxter Lane, Nashville, TN 37220

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 my/our hand(s) this 30th day of April, 2010

Carolyn Medlin
CAROLYN MEDLIN

BILL GARRETT, Davidson County
Trans:T20100027952 DEEDWARR
Recvd: 05/10/10 15:03 2 pgs
Fees:13.00 Taxes:1354.20
20100510-0035808

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Carolyn Medlin, An Unmarried Person, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30TH day of April, 2010.

Marka L. Nettle
Notary Public

My Commission Expires: 12/28/13

