PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2010.

Notary Public

My commission expires: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brandon Rickman **Courtney Rickman**	WR Starkey Mortgage, L.L.P	**173-09-0-A-154.00 CO**
6948 Sunnywood Drive	5055 W. Park Blvd. Ste 300	
Nashville, TN 37211	Plano, TX 75093	

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, I,

Joseph Wayne Smith, married

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

Brandon Rickman and wife, Courtney Rickman

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 all of Lot No. 202, SECTION TWO, LENOX VILLAGE II (F/K/A SUGAR VALLEY), according to survey and plat of same appearing of record in Instrument Number 200302030014134, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Joseph Wayne Smith by deed of record in Instrument Number 200409070107442, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Instrument #200203150032826, #200212260158458, #200212260158459, #200212260158459, #200312120178492 and #20040526006220; to the restrictive covenants of record in Master Deed of record in Instrument #200203150032825, #200212260158459, #200455260062221; to the Charter of HOA of record in Instrument #200204120045831, #2002050100536757 and #200205070056338; to the quit claim to neighborhood association of record in Instrument #200205010053757 and #200205070056338; to the easement of record in Instrument #200109180100850, #200109180100852, #200207220087469, #200206280078164, #200204080042676, #200403100027422, #200111290130322, #200101030000902 and #200403050025146 and also Book 7361, page 230 and Book 7985, page 449, and, to any and all other matters as shown on subdivision plat of record in Instrument Number 200302030014134, of the Register's Office of Davidson County, Tennessee.

***I, Elizabeth G. Smith, spouse of Joseph W. Smith, do hereby join in this conveyance to convey any and all marital interest I may have in and to said property.**

This is improved (X) Unimproved (____) property, known as **6948 Sunnywood Drive, Nashville, TN 37211**

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 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 convenant 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 **20th** day of **May, 2010.**

Joseph Wayne Smith

Elizabeth G. Smith

BILL GARRETT, Davidson County
Trans:T20100030984 DEEDWARR
Recvd: 05/24/10 10:28 2 pgs
Fees:13.00 Taxes:943.50
20100524-0039750

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Joseph Wayne Smith and Elizabeth G. Smith,** the within named sellers, 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, at office, this **20th** day of **May, 2010.**

Notary Public

My Commission Expires: 1-23-2011

