BILL GARRETT, Davidson County
Trans:T20100038202 DEEDWARR
Recvd: 06/23/10 09:56 2 pgs
Fees:13.00 Taxes:366.87

20100623-0048937

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $99,153.40.

Subscribed and sworn before me this the 17th day of June 2010.

Affiant

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

(Affix Seal)

WARRANTY DEED

*** This Instrument was prepared by information provided by the parties**

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Richard C. Smithson
461 Radnor Street
Nashville, TN 37211

Send tax bills to:
New Owner

Map 119-13-0, Parcel 227.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Ernest Brachey, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Richard C. Smithson, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 122 on the plan of College Heights, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being all of the same property conveyed to Ernest Brachey, a married man by deed dated 6/4/04 from Gordon J. Reid and wife, Glenda J. Reid of record in Instrument No. 20040607-0067166, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 461 Radnor Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 GRANTEE$, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 17th day of June, 2010.

Ernest Brachey

Cheryl Brachey

STATE OF TENNESSEE,
COUNTY: WILLIAMSON

On this 17th day of June, 2010 , before me personally appeared Ernest Brachey and Cheryl Brachey to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Marshall Fant and acknowledged that he executed the same as the free act and deed of said Marshall Fant.

Witness my hand and official seal.

My Commission Expires:

Notary Public

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011