BILL GARRETT, Davidson County
Trans:T20100047508 DEEDWARR
Recvd: 08/03/10 09:25 2 pgs
Fees:13.00 Taxes:555.00

20100803-0060786

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 2 day of August, 2010.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 06/17/2013

05-1006-64989

Address of New Owner:	Send Tax Bills to:	Tax Information
Lee Senter 1037 Tonyawood Drive Old Hickory TN 37138	Pinnacle Nat'l Bank 150 3rd Ave.South, Ste. 900, Nashville, TN 37201	063-16-0-B-162.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christian M. Smith and wife, Kimberly T. Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lee Senter*, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*An unmarried person

Land in Davidson County, Tennessee, being Lot No. 244, on the Plan of Hampton Park (formerly Chitwood Downs), of record in Book 6900, Pages 550, 551, and 552, Certificate of Correction of record in Book 7462, Page 445, and Amendment to the Plat of Chitwood Downs of record in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christian M. Smith and wife, Kimberly T. Smith by deed from Morey Joseph and Roger Dwayne Snider, dated September 15, 2000, recorded October 2, 2000, of record in Instrument No. 20001002-0096804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1037 Tonyawood Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of July, 2010.

Christian M. Smith

Kimberly T Smith by Christian M. Smith, AIF

Kimberly T. Smith by Christian M. Smith,
Attorney in Fact

STATE OF ~~PENNSYLVANIA~~ New Jersey
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christian M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Phillipsburg NJ, ~~PA~~, this 29 day of July, 2010.

Notary Public at Large

My Commission expires:

YULIYA GERASYMIV
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 26, 2013
I.D.# 2381027

STATE OF ~~PENNSYLVANIA~~ NJ
COUNTY OF Warren

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christian M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Kimberly T. Smith and that he is authorized by Kimberly T. Smith to execute this instrument on her behalf.

Witness my hand and seal at Phillipsburg NJ, ~~PA~~, this 29 day of July, 2010.

Notary Public at Large

My commission expires:

YULIYA GERASYMIV
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 26, 2013
I.D.# 2381027