BILL GARRETT, Davidson County
Trans:T20100053970 DEEDWARR
Recvd: 08/30/10 14:27 3 pgs
Fees:18.00 Taxes:657.49
20100830-0068663

WARRANTY DEED

This instrument was prepared by:
J. CARSON STONE, III
209 Tenth Avenue South
Cummins Station, Suite 332
Nashville, TN 37203

ADDRESS OF NEW OWNER(S): SEND TAX BILLS TO: MAP-PARCEL NO:

Daphne J. Smith
3735 Baxter Avenue
Nashville, TN 37216

Daphne J. Smith
~~3735 Baxter Ave~~
~~Nashville TN 37216~~
1126 Inglewood DR.

061 14 0 185.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventy Seven Thousand Seven Hundred Dollars ($ 177,700.00).

~~Anderson Remodeling & Construction LLC~~
Affiant by Carl Anderson

Sworn to and subscribed before me this the 27th day of July, 2010.

EROL ERYASA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/3/12

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Anderson Remodeling & Construction, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor, have bargained and sold and by these

presents do hereby transfer and convey unto Daphne J. Smith, hereinafter referred to as Grantee, their successors 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 lot No. 51 and 52, on the Plan of E.B. Craigs Subdivision of the Crownover Property, as shown on plat of record in Plat Book 894, page 640 and 641, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Anderson Remodeling & Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cary Anderson, of record in Instrument Number 20080722-0075025, Register's Office for Davidson County, Tennessee. This conveyance is made subject to taxes for the year 2010, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, their successors and assigns forever, and the said Grantor covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantor further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27 day of July, 2010.

Anderson Remodeling & Construction, LLC
By: Cary Anderson
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARY ANDERSON, the managing member of Anderson Remodeling & Construction, LLC, the bargainor, 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 and official seal, at Nashville, Tennessee, on this the 27th day of July, 2010.

Notary Public

My Commission Expires: 9/3/12

EROL ERYASA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY