WARRANTY DEED

P-VRE-10-0930

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Alan Minchew	Alan Minchew	
930 Battlefield	(NAME) 930 Battlefield	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	11805015400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARILYN SMITH F/K/A MARILYN A. BENNETT AND HUSBAND, MARK SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALAN MINCHEW AND WIFE, LAURA MINCHEW, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 6, Block "A", on the Plan of Battlefield Estates, Section 2, of record in Plat Book 843, page 108, Register's Office for said County.

Said part of Lot No. 6 fronts 75 feet on the northerly side of Battlefield Drive and extends back 156.06 feet on the easterly line and 193 feet on the westerly line to a dead line in the rear which measures 77.2 feet thereon.

Being the same property conveyed to TERRY LAWRENCE BENNETT AND WIFE, MARILYN A. BENNETT by Deed from DR. ERNEST G. GENDRON, dated 10/12/1977 and filed for record on 10/12/1977 in Book 5208, Page 3, Register's Office for DAVIDSON County, Tennessee.
Being part of the same property conveyed to MARILYN A. BENNETT by Deed from TERRY LAWRENCE BENNETT, dated 10/09/1984 and filed for record on 10/16/1984 in Book 6404, Page 525, Register's Office for DAVIDSON County, Tennessee.

Marilyn A. Bennett is now known as Marilyn Smith.

This conveyance is subject to A) 2010 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 843, page 108 and Book 4764, page 512, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 930 BATTLEFIELD DR, NASHVILLE, Tennessee 37204-3037
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20100055306 DEEDWARR
Recvd: 09/03/10 10:02 2 pgs
Fees: 13.00 Taxes: 777.00

20100903-0070176

Witness my/our hand(s) this 27th day of August, 2010.

Marilyn Smith f/k/a Marilyn A. Bennett

Mark Smith

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 27th day of August, 2010, before me personally appeared Marilyn Smith f/k/a Marilyn A. Bennett and husband, Mark Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of August, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959