Return to: JTC
#22671

BOX 14A

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jonathan R. Allen
1204 Cornerstone Court
Nashville, Tennessee 37221

BILL GARRETT, Davidson County
Trans:T20100061000 DEEDWARR
Recvd: 09/28/10 11:22 3 pgs
Fees:18.00 Taxes:1117.40
20100928-0077099

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FIRSTBANK
2010 Hamilton Place Blvd,Ste A
Chattanooga, TN 37421

MAP	**155-16**
GROUP	**A**
PARCEL	**364.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark L. Smith and wife, Neuzi Camara Smith,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jonathan R. Allen, an unmarried man , as to an undivided 50% intersest and Brooke R. Marler, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Traceside, Section 11, of record in Plat Book 11700, page 59 thru 61,and Instrument #200000922-0094253, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mark L. Smith and wife, Neuzi Camara Smith. by deed dated May 6, 2006 from Prudential Relocation, Inc., of record in Instrument no. 20060508-0053323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **1204 Cornerstone Court, Nashville, Tennessee 37221.**

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 and assigns , forever, and,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **24th** day of **September, 2006.**

Mark L. Smith

Neuzi Camara Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark L. Smith and Neuzi Camara Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of September, 2010.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $302,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of September, 2010.

NOTARY PUBLIC

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-21-12