BILL GARRETT, Davidson County
Trans: T20100062467 DEEDWARR
Recvd: 10/04/10 11:38 2 pgs
Fees: 13.00 Taxes: 3696.30
20101004-0079140

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$999,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF September, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-13
(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Nigh 1411 Richland Woods Ln Brentwood, TN 37027	Synovus Mtg Corp 2204 Lakeshore Dr #325 Birmingham, AL 35209	Map 159090A01200CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kirby B. Smith and Steve T. Hannah

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

William Nigh and wife, Elizabeth Nigh

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 all of Lot No. 12 of the Final Plat of Richland Woods Subdivision, as shown by plat appearing of record in Instrument No. 20051128-0142574 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Kirby B. Smith and Steve T. Hannah, by Quitclaim Deed from Steve Hannah, dated July 20, 2009, and recorded in Instrument No. 20090720-0067414, in the Register of Deeds Office in and for Davidson County, Tennessee.

LAURA SMITH JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

TRACI HANNAH JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:
1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1411 Richland Woods Ln, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 17 day of September, 2010.

Kirby B. Smith

By Steve T. Hannah, attorney in fact

Laura Smith

By Steve T. Hannah, attorney in fact

Steve T. Hannah

Traci Hannah

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Steve T. Hannah and wife, Traci Hannah, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of September, 2010.

NOTARY PUBLIC James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Steve T. Hannah, Attorney in Fact for Kirby B. Smith, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of Kirby B. Smith, for the purposes therein contained.

Power of Attorney recorded in Instrument No. 20100923 0075781, in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 17 day of September, 20010.

My Commission Expires: 03/07/2011

NOTARY PUBLIC James C. Smith

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Steve T. Hannah, Attorney in Fact for Laura Smith, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of Laura Smith, for the purposes therein contained.

Power of Attorney recorded in Instrument No. 20100917-0073936, in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 17 day of September, 20010.

My Commission Expires: 03/07/2011

NOTARY PUBLIC James C. Smith

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on _____

_____. My Commission Expires:
Notary Public