WARRANTY DEED

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: NOVEMBER 21, 2010

R-VRES-10-3785

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-21-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roderick Smith	Roderick Smith (NAME)	
3785 Seasons Drive A/K/A 6357 Mt. View Road (ADDRESS)	3785 Seasons Drive (ADDRESS)	
Nashville, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37013 (CITY) (STATE) (ZIP)	150-12-A-88.00 CO

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, I/we GREGORY M. ELLZEY AND WIFE, JUDY L. ELLZEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RODERICK SMITH AND JUDY SMITH, husband and wife, 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 LOT 749, SOMERSET, PHASE IV, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 978-979, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GREGORY M. ELLZEY AND WIFE, JUDY L. ELLZEY BY WARRANTY DEED FROM BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, RECORDED ON THE 4TH DAY OF OCTOBER, 1996 IN BOOK 10216, PAGE 798, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE(S) 978-979; PLAT BOOK 6900, PAGE 733; BOOK 7619, PAGE 647; BOOK 7657, PAGE 583, BOOK 7675, PAGE 923, BOOK 8708, PAGE 630; INSTRUMENT NO. 20060405-0039162; BOOK 7776, PAGE 826, BOOK 8201, PAGE 770, BOOK 8663, PAGE 384, BOOK 9036, PAGE 326, BOOK 9065, PAGE 744, BOOK 9072, PAGE 572, BOOK 9245, PAGE 332, BOOK 9696, PAGE 654; BOOK 10404, PAGE 641; BOOK 7619, PAGE 679; BOOK 9509, PAGE 363 AND BOOK 9647, PAGE 472; BOOK 7661, PAGE 37; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 3785 Seasons Drive A/K/A 6357 Mt. View Road, Nashville, Tennessee 37013
(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:T20100064757 DEEDWARR
Recvd: 10/13/10 10:17 2 pgs
Fees:13.00 Taxes:591.63
20101013-0081938

Witness my/our hand(s) this 8th day of October, 2010.

Gregory M. Ellzey

Judy L. Ellzey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory M. Ellzey and Judy L. Ellzey, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 8th day of October, 2010.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903