BILL GARRETT, Davidson County
Trans:T20110021266 DEEDWARR
Recvd: 04/11/11 14:02 2 pgs
Fees:13.00 Taxes:514.30

20110411-0027837

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00
X
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2011.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charlie R. Smith<br>3048 Lebanon Road<br>Nashville, TN 37214 | New Owner | Map & Parcel 08507002600 |

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,

**John Smotherman, Kara Smotherman and Vickey Smotherman as Guardian of the Estate of Wesley Ray Smotherman and Vickey Smotherman as Gardian of the Estate of Noah Michael Smotherman**

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

**Charlie R. Smith, married**

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:

Being Lot No. 248 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, Page 83 and 84, Register's Office for said County.

Said Lot No. 248 fronts 113.79 feet on the easterly side of Downeymeade Drive and runs back between lines, 225.74 feet on the north line and 243 feet on the south line to a dead line in the rear on which it measures 152.5 feet.

Being the same property conveyed to Billy R. Smotherman by Quitclaim Deed from Betty R. Smotherman dated May 17, 2002 of record in Instrument Number 20020522-0062647, Register's Office for Davidson County, Tennessee. Billy R. Smotherman died intestate on December 3, 2010 leaving as his heirs at law, John Smotherman, Kara Smotherman and Vickey Smotherman as Guardian of the Estate of Wesley Ray Smotherman and Vickey Smotherman as Guardian of the Estate of Noah Michael Smotherman, Davidson County Probate Case No. 11P-182 in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 83, and 84, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3066, Page 219, Register's Office for Davidson County, Tennessee.
3) 2011 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **205 Downeymeade Drive, Nashville, TN 37214**
(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 our hand(s) this 8th day of April, 2011.

John Smotherman

Vickey Smotherman Guardian of the Estate of Wesley Ray Smotherman

Kara Smotherman

Vickey Smotherman Guardian of the Estate of Noah Michael Smotherman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John Smotherman, Kara Smotherman and Vickey Smotherman as Guardian of the Estate of Wesley Ray Smotherman and Vickey Smotherman as Gardian of the Estate of Noah Michael Smotherman, 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 8th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076