THIS INSTRUMENT PREPARED BY:
National Deed Network
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

BILL GARRETT, Davidson County
Trans:T20110022312 DEEDWARR
Recvd: 04/15/11 11:02 4 pgs
Fees:23.00 Taxes:247.90
20110415-0029156

New Owner(s) Address and mail tax statements to:
EDWARD SMITH
1500 SHELBY AVENUE
NASHVILLE, TN 37206
Customer Reference Number Shelby Avenue

Property Tax ID#: 83-13-501

WARRANTY DEED

This instrument, made and entered into on this the 13 day of April, 2011, by and between SHALEEN T. MCCORMICK, a single woman, Grantor, and EDWARD SMITH, MAHO SMITH, HUSBAND & WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP, whose address is 1500 SHELBY AVENUE, NASHVILLE, TN 37206, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 67,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1500 SHELBY AVENUE, NASHVILLE, TN 37206

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

x Shaleen T McCormick
SHALEEN T. MCCORMICK

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, SHALEEN T. MCCORMICK, a single woman, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 13 day of April, 2011.

My Commission Expires Nov. 4, 2013

Claudia Boyett
Notary Public
My Commission Expires

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I or We, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $ 67,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

x Shaleen T McCormick
Affiant

Subscribed and sworn to before me this the 13 day of April, 2011.

Claudia Boyett
Notary Public
My Commission Expires:

CLAUDIA BOYETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013

Name and Address of Property Owner:
Edward & Maho Smith
809 Washington Avenue
Nashville, TN 37206

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Same

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

"Exhibit A"

The land referred to in this Commitment is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County. Said Lot No. 1 fronts 50 feet on the Southerly side of Shelby Avenue and runs back between parallel lines, with the Easterly margin of South 15th Street, 150 feet to an alley.

Being the same property conveyed to Shaleen T. McCormick, unmarried by Warranty Deed from Paul H. Schneider and Dorothy T. Schneider, married dated October 13, 2005 and being of record in Instrument Number 20051019-0126101, Register's Office of Davidson County, Tennessee.