WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026534 DEEDWARR
Recvd: 05/04/11 14:45 2 pgs
Fees:13.00 Taxes:166.50
20110504-0034354
RECP-10-1911

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(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
Richard Kottler	Richard Kottler	
2211 Hobbs Rd.	(NAME) 2211 Hobbs Road	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	105-16-17.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 SANDRA J. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD KOTTLER, 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 36, RUSSWORM HEIGHTS, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 101, 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 VIOLET B. JENNETTE BY DEED FROM JESSIE DEAN BURCHETT FILED FOR RECORD IN BOOK 6051, PGE 352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID VIOLET B. JENNETTE HAVING SINCE DIED AND BEQUETHED SAID PROPERTY TO SANDRA JUSTINE SMITH BY LAST WILL AND TESTAMENT FILED FOR RECORD AS CASE NO. 08P-432, DAVIDSON COUNTY PROBATE COURT AND BY HEIRSHIP AFFIDAVIT RECORDED ON THE 20TH DAY OF MAY, 2009 IN INSTRUMENT NO. 20090520-0046574, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SANDRA J. SMITH IS ONE AND THE SAME AS SANDRA JUSTINE SMITH.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2083, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1911 Seminole Avenue, Nashville, Tennessee 37211
(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.

Witness my/our hand(s) this 28th day of April, 2011.

Sandra J. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra J. Smith, 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 28th day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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