BILL GARRETT, Davidson County
Trans:T20110042280 DEEDWARR
Recvd: 07/13/11 15:35 2 pgs
Fees:13.00 Taxes:580.90
20110713-0053735

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Blake R. Patterson & Hadley M. Miller
8255 Rossi
Brentwood, TN 37027

SEND TAX BILL TO:
Pinnacle National Bank
114 West College St.
Murfreesboro, TN 37130

MAP 181-140A
GROUP
PARCEL 72.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kenneth Smith and wife, Kari Smith,** has this day bargained and sold, and does hereby transfer and convey unto **Blake Patterson and Hadley Miller,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 72 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument 200603280035297, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Kenneth Smith and wife Kari Smith by deed from Centex Homes, a Nevada General Partnership of record in Instrument 200610310134838, Register's Office for Davidson County, Tennessee, dated October 27, 2006.

This is improved property known as: **8255 Rossi Road, Brentwood, Tennessee 37027**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 200603280035297 , and restrictions in Instrument No. 200509220114218, as supplemented in Instrument No.

200603280035297, 200605010049958 amended in 2006122801600255, 200711290138690 and 200802260018882, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of July, 2011

Kenneth Smith

Kari Smith

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenneth Smith and Kari Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of July, 2011.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1/4/14

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $157,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of July, 2011.

NOTARY PUBLIC

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7-21-2013