Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 11-0228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 274,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of August, 2011.

Notary Public
Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Bjarne Hill
7044 Allens Lane
Nashville, TN 37221

SEND TAX BILLS TO:
Primelending, a PlainsCapital Company
15111 Preston Road, Suite 900
Dallas, TX 75252

MAP-PARCEL:
155030D02900 C0

WARRANTY DEED

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,

Kristin T. Smart and husband, Clint M. Smart

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bjarne Hill and wife, Holly Hill

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:

Land in Davidson County, Tennessee, being all of Lot No. 29, on the plan of First Revision, Section 2, Allens Green, as shown by plat appearing of record in Plat Book 9700, page 109 and as amended in Book 10645, page 699, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kristin T. Smart and husband, Clint M. Smart on 07/28/2006 by deed from Darrel E. Hanbury and wife, Denise P. Hanbury aka Denise Hanbury, recorded on 08/03/2006 in Instrument No. 20060803-0094391, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for the year 2011 and every year thereafter; Restrictions in book 9231, Page 789; Dedication of Common Area in Book 11411, Page 193; Easements in Book 9227, Page 976, Book 8278, Page 236 and Book 8626, Page 884; Stormwater Detention agreement in Book 9278, Page 36; any and all matters in Plat Book 9700, Page 109 as amended in Plat Book 10645, Page 699; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **7044 Allens Lane Nashville, TN 37221**

BILL GARRETT, Davidson County
Trans:T20110052038 DEEDWARR
Recvd: 08/23/11 15:44 2 pgs
Fees:13.00 Taxes:1013.80
20110823-0065309

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 my hand this 19th day of August, 2011.

Kristin T. Smart

Clint M. Smart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristin T. Smart and husband, Clint M. Smart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, **Tennessee this** 19th **day of August, 2011.**

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expiration: 4/20/15

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

Notary Public
Commission Expiration: