WARRANTY DEED

P-RR-1043

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,800.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2011

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

PAMELA SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ground Title and Escrow
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Saale	Fifth Third Mortgage Company	
1043 Percy Warner (ADDRESS)	5001 Kingsley Drive MD:1MOCBQ (NAME) (ADDRESS)	129-08-0-023.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (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, we STACY N. SMITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK SAALE, UNMARRIED, AND COURTNEY HANSON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 No. 40 on the Plan of Warner Park Valley, Section 1, of record in Plat Book 3600, Pages 12, 13 and 14, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacy N. Smith, unmarried, by Warranty Deed from William Guy Wallace, IV, unmarried, recorded as Instrument No. 20050615-0068491, in the Registers Office for Davidson County, Tennessee, dated June 7, 2005.

unimproved ( )
This is improved (X) property, known as 1043 Percy Warner, Nashville, Tennessee 37205
(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 12th day of September, 2011.

Stacy N. Smith

BILL GARRETT, Davidson County
Trans:T20110058628 DEEDWARR
Recvd: 09/21/11 11:22 2 pgs
Fees:13.00 Taxes:883.56
20110921-0073098

STATE OF Tennessee
COUNTY OF Davidson

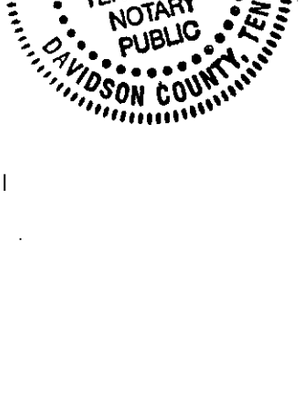
On this the 12th day of September, 2011, before me personally appeared Stacy N. Smith, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of September, 2011.

_____
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959