Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/2012

02-1102-47260

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2011.

Notary Public
My commission expires: 5/8/2012

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy Seawell	New Owner	147-05-0-221
4913 Timberdale Drive		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ross V. Smith, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy A. Seawell and wife, Ashley E. Seawell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 71, on the Plan of Caldwell Country Estates, Section II, of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ross V. Smith, unmarried, by deed from Kelly R. Thomas and husband, Christopher A. Thomas, dated 5/22/07, recorded 5/24/07, of record in Instrument No. 20070524-0061801, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4913 Timberdale Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110060036 DEEDWARR
Recvd: 09/27/11 14:47 2 pgs
Fees:13.00 Taxes:887.63
20110927-0074865

WITNESS my hand this day of Do not Date, 2011.

R L Smith

Ross V. Smith

STATE OF Missouri
COUNTY OF Newton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ross V. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of August, 2011.

KIMBERLY BUERGE
Notary Public - Notary Seal
State of Missouri
Commissioned for Newton County
My Commission Expires: June 14, 2012
Commission Number: 08412399

Kimberly Buerge
Notary Public

My Commission expires June 14, 2012

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office, this day of , 2011.

_____
Notary Public

My Commission expires