BILL GARRETT, Davidson County
Trans:T20110062999 DEEDWARR
Recvd: 10/10/11 10:50 2 pgs
Fees:13.00 Taxes:529.10
20111010-0078494

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$143,000.00** (One Hundred Forty Three Thousand).

Daphane Spight
AFFIANT

Subscribed to and sworn before me this 30th day of September, 2011.

Joyce Jordan
NOTARY PUBLIC MY COMMISSION EXPIRES: 9-19-12
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Daphane Spight 1512 Cedar Lane Madison,TN 37115	FIRST STATE BANK 115 W. WASHINGTON AVE Union City TN 38261	05309005100

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, I/WE, **KEVIN SMOKOWSKI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAPHANE SPIGHT, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

All that certain parcel of land situated in the County of Davidson, State of Tennessee more particularly described as follows: Being Lot No. 19 on the Plan of Neely's Bend Subdivision, Section Two, of record in Book 5190, Page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Smokowski by deed from Federal Home Loan Mortgage Corporation dated July 21, 2010 and recorded in Instrument No. 20100826-0067728, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1512 CEDAR LANE** **MADISON,TN37115**

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. Whenever 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, this 30th day of September, 2011

Kevin Smokowski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of September, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kevin Smokowski** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of September, 2011.

Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.