BILL GARRETT, Davidson County
Trans:T20110071339 DEEDWARR
Recvd: 11/10/11 14:40 2 pgs
Fees:12.00 Taxes:0.00
20111110-0088224

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dale Smith
615 Nawakwa Trail
Madison, TN 37115

MORTGAGEE:

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 063-01-0
Parcel 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, pursuant to Tennessee Code Annotated §66-1-109, I, **Dale Smith,** hereinafter called the Grantor, with the express purpose and intent to create an estate by the entireties in and to my interest in the property, have bargained and sold, and by these presents do transfer and convey unto **Dale Smith and wife, Kimberly Dawn Smith,** an interest to create an estate by the entireties, hereinafter called the Grantee, 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 part of Lot 1, Nawakwa Hills Annex of record in Plat Book 843, Page 64, Register's Office for said County described as follows:
>
> Beginning at a point in the south margin of Nawakwa Trail, 735.13 feet from a concrete monument in the south margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neelys Bend Road; thence North 66 deg. 13 min. East 105 feet to a point; thence extending back between two parallel lines, 198.73 feet to a dead line in the rear on which it measures 105.0 feet.
>
> Being the same property conveyed to Dale Smith, unmarried by deed from Franklin Funding, Inc., dated June 24, 2010 and filed of record in Instrument No. 20100702-0052406, Register's Office for Davidson County, Tennessee.

This is improved property known as 615 Nawakwa Trail, Madison, TN 37115.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown in Plat Book 843, Page 64, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 our hands this 4th day of November, 2011.

Dale Smith

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4th day of November, 2011.

NOTARY PUBLIC

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-2-15

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $0

AFFIANT

Subscribed and sworn to before me
this 4th day of November, 2011.

NOTARY PUBLIC

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-2-15