BILL GARRETT, Davidson County
Trans:T20110074496 DEEDWARR
Recvd: 11/28/11 09:23 2 pgs
Fees:13.00 Taxes:1295.00
20111128-0092053

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frederick T. LePore and Mary Teresa LePore** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Graham G. Smith and Judy N. Smith, Husband and Wife** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Pennington Bend Chase, as shown on plat of record in Instrument No 20060531-0063604, Register's Office for Davidson County, Tennessee.

The Lot fronts 61.35 feet on Valley Bend Drive, being the westerly line of said lot. The southerly line runs back from the street 130.00 feet. The northerly line runs back from the street 137.34 feet. The rear or easterly line of the lot is 89.00 feet.

Being the same property conveyed to Frederick T. LePore by Quitclaim Deed from LePore Builders, LLC, a Tennessee Limited Liability Company, dated 10-19-07 and recorded 10-22-07 as Instrument No. 20071022-0124679, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 18th day of November, 2011.

Frederick T. LePore

Mary Teresa LePore

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Frederick T. LePore and Mary Teresa LePore** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2011.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of November, 2011.

Notary Public

My Commission Expires:_____

Map and Parcel: 062-11-0-A-007.00-CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Graham G. Smith and Judy N. Smith
228 Valley Bend Drive
Nashville, TN 37214

GRANT B STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012