BILL GARRETT, Davidson County
Trans:T20110075260 DEEDWARR
Recvd: 11/30/11 09:30 2 pgs
Fees:13.00 Taxes:144.30
20111130-0092928

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

X Haydee Hlad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2011

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Hlad	NEW OWNER	Parcel ID:
4844 Concord Dr.		149020A02800CO
Hermitage, TN 37076		

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, we

Lorraine W. Smith, Trustor and Trustee of the E&L Smith Family Trust dated December 7, 1992

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John Hlad and wife, Haydee Hlad

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 28-A, Zone Lot Division, Lots Nos. 23 thru 32, Piccadilly Square Phase I, of record in Plat Book 5200, Pages 720, 721, and 722 and amended in Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to E & L Smith Family Trust dated December 7, 1992, Elliot D. Smith and Lorraine W. Smith, Trustors and Trustees by deed from Elliot D. Smith and wife, Lorraine W. Smith, of record in Instrument 200007250073408, dated July 24, 2000, Register's Office for said County. The said Elliot D. Smith died August 2, 2002.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683 and Book 6236, Page 730, amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6830, Page 739 and in Book 6236, Page 708 amended in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; and Book 6300, Page 431, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 720, 721, and 722 and amended in Book 6250, Page 468; and (3) Sanitary Sewer Easement of record in Book 6186, Page 238; Book 6251, Page 616; Book 6271, Page 187; Book 6331, Page 481; Book 6530, Page 823; and Book 7389, Page 189 and Power Line Easement of record in Book 6298, Page 491 and Water Main Easement of record in Book 7389, Page 213, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1042 Regents Park Circle, Antioch, TN 37013

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 my hand this 29th day of November, 2011.

The E&L Smith Family Trust dated December 7, 1992

By: Lorraine W. Smith Trustee

Lorraine W. Smith (Surviving) Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorraine W. Smith, Trustor and Trustee of The E&L Smith Family Trust dated December 7, 1992, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustor and Trustee of The E&L Smith Family Trust dated December 7, 1992, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.