(1)

BILL GARRETT, Davidson County
Trans:T20110077954 DEEDWARR
Recvd: 12/09/11 11:03 2 pgs
Fees:13.00 Taxes:1324.60
20111209-0096169

ADDRESS NEW OWNER:
Kelley A. Schmitt
Theodore A. Rice
409 Grayson Drive
Nashville, TN 37205

SEND TAX BILL TO: Fidelity Bank D/B/A Fidelity Bank Mortgage
3 Corporate Square, Suite 500
Atlanta, GA 30329

MAP & PARCEL NOS.:
115-14-0 9

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Linda K. Dreaden, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kelley A. Schmitt, unmarried, and Theodore A. Rice, unmarried, as joint tenants with right of survivorship,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, TN, BEING Lot No. 802, on the Plan of West Meade Farms, Inc., Section IX, of record in Book 2331, Page 78, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Larry T. Dreaden and wife, Linda K. Dreaden, by deed dated March 15, 1974, from Robert C. Rogers, Jr. and wife, Eva B. Rogers, of record in Book 4797, page 222, Register's Office for Davidson County, TN. The said Larry T. Dreaden having since died.

Property conveyed "AS IS."

This is property with a common address of **409 Grayson Drive, Nashville, TN 37205**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid at closing by the Grantor; (2) The Plan of Record in Book 2331, Page 78, said Register's office and all matters therein.

RKL

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of December, 2011.

Linda K. Dreaden

Linda K. Dreaden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda K. Dreaden, an unmarried woman,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **2nd** day of **December 2011.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAY 6, 2013

File No. 1111-162

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater for this transfer is $358,000.00.

Affiant

Subscribed and sworn before me this 2nd day of December, 2011.

Georgette R Kennedy

Notary Public
My Commission Expires: 05-06-13

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY