BILL GARRETT, Davidson County
Trans:T20120002639 DEEDWARR
Recvd: 01/11/12 13:55 2 pgs
Fees:13.00 Taxes:240.50
20120111-0002994

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Chelsea Hale, LLC
3124 Brokaw St., 2nd Floor
Honolulu, HI 96815

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 150-03-0
PARCEL 257.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Carole L. Smith, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chelsea Hale, LLC,** 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. 86-A, Zone Lot Division of Lots 78 thru 80, 117 & 118, Chelsea of Priest Lake, Section Two-A and Lots 85 thru 88, Chelsea of Priest Lake Section Two-B, of record in Book 6250, Page 631, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carole L. Smith, unmarried, by Warranty Deed from Stella C. White, unmarried, dated November 25, 1997 and filed of record in Book 10701, Page 883, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6250, Page 631; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 631, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3025 Chelsea Way 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 our hands this 30th day of December, 2011.

Carole L. Smith

Carole L. Smith

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carole L. Smith, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.6.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

Lina Brown

AFFIANT

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

Janel L Johnson

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY