BILL GARRETT, Davidson County
Trans:T20120006817 DEEDWARR
Recvd: 01/30/12 09:22 2 pgs
Fees:13.00 Taxes:499.50
20120130-0008099

WARRANTY DEED

CHAD I. PEARMAN 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 $135,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JANUARY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04360 DENNY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
Kurt Denny	Kurt Denny	105-1-64.00
1313 Southside Circle	1577 Woodmont Blvd	
Nashville, TN 37212	Nashville TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE ESTATE OF PERRY SMITH, JR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KURT DENNY, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1313 Southside Circle, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 27th day of January, 2012.

The Estate of Perry Smith, Jr

BY: Bernice N. Perry, executor
Bernice N. Perry, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Bernice N. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Executor of THE ESTATE OF PERRY SMITH, JR, the within named barganor, a corporation, and that Bernice N. Perry, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of January, 2012.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

Notary Public _____

My Commission Expires: _____

12-04360 DENNY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Southside Park Estates, Section II, of record in Plat Book 4660, Page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 30.86 feet on the Westerly margin of the cul-de-sac at the terminous of Southside Circle and extends back 109.01 feet on the Northeasterly line and 107.3 feet on the Southeasterly line to an alley in the rear, measuring 111.55 feet thereon.

Being the same property conveyed to Perry Smith by Warranty Deed from James T. Sherrell and wife, Nora Ella Sherrell, recorded on the 1st day of April, 1982 in Deed Book 5868, Page 290, in the Register's Office of Davidson County, Tennessee.

*Perry Smith Jr. having since died on April 19th, 2011.

**This property is sold pursuant to an *Order Approving Sale Of Real Estate* filed In the Seventh Circuit Court For Davidson County, Tennessee Probate Division on Jan 20, 2012, Docket No. 11P745 (In Re: Estate of Perry Smith Jr.),

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SOUTHSIDE PARK ESTATES, SECTION II, as recorded in Plat Book 4660, Page(s) 30, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723 and Book 4814, Page 474 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Wherever used, the singular number shall include the plural, the plural the singular, and the use of the word "Executor" shall be applicable to all genders.