This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 02/15/12 08:49 3 pgs
Fees:18.00 Taxes:617.90
20120215-0013106

L&L# B46-14

ADDRESS NEW OWNER:
Timothy P. Smith
229 Beverly Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, Tennessee 37129

MAP **05103001700**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Home Buyers of Tennessee, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Timothy P. Smith**, hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Blair Heights, Section One, of record in Book 2133, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Home Buyers of Tennessee, LLC by deed from Jeffrey D. Bailey and wife, Carolyn W. Bailey dated December 17, 2008, of record in Instrument No. 20081230-0123174, Register's Office for Davidson County, Tennessee.

This is improved property known as 229 Beverly Drive, Madison, Tennessee 37115. Possession is to be given on February 14, 2012.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of February, 2012.

Home Buyers of Tennessee, LLC

By: Tonya Denny, Executive Director

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Tonya Denny** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executive Director of Home Buyers of Tennessee, LLC,** the within named bargainor, a limited liability company, and that she as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 14th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 4.25.12

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$167,000.00**

AFFIANT

Subscribed and sworn to before me on this 14th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 4.25.12

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

