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Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF [redacted] Davidson
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 20th day of February, 2012.

Notary Public
My commission expires:

06-1202-74544

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Barrett Smith 124 Timber Ridge Drive Nashville TN 37217	~~xxxxx~~ Ryan Barrett Smith 124 Timber Ridge Drive Nashville, TN 37217	136-07-0-053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael J. Smith, unmarried, and Donna L. Dworak, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan Barrett Smith and wife, Christine Mulholland Smith, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, Page 56, 57, 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Smith and wife, Donna L. Dworak by deed from Earl Richmond Dworak and wife, Katheryn Ellen Dworak, dated March 5, 1999, recorded March 10, 1999, of record in Book 11378, Page 422, Register's Office for Davidson County, Tennessee. Michael J. Smith and Michael Jeffrey Smith are one and the same person. Donna L. Dworak and Donna Louise Dworak as one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 124 Timber Ridge Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120013419 DEEDWARR
Recvd: 02/23/12 14:17 2 pgs
Fees:13.00 Taxes:388.50
20120223-0015900

WITNESS my hand this 20th day of February, 2012.

Michael J. Smith

Donna L. Dworak

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael J. Smith and Donna L. Dworak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20th day of February, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
COMM. EXP. 12/27/15