BILL GARRETT, Davidson County
Trans:T20120013669 DEEDWARR
Recvd: 02/24/12 11:28 2 pgs
Fees:13.00 Taxes:419.95
20120224-0016181

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120100021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
23rd day of February, 2012.

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH W. DUNN	FIRST COMMUNITY MORTGAGE, INC.	133-10-0-006.00
3711 YELTON DRIVE	750 OLD HICKORY BLVD, SUITE 262	
NASHVILLE, TN 37211	BRENTWOOD, TN 37027	

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

ROGER C. SMELSER, MARRIED

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

JOSEPH W. DUNN, AN UNMARRIED MAN AND DAVID T. THUM, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Leonard Heights Subdivision, of record in Plat Book 2330, Page 15, Register's Office for Davidson County, Tennessee.
SAID Lot No. 36 fronts 75 feet on the westerly side of Yelton Drive and extends back between lines measuring 141.2 feet on the northerly side and 142.1 feet on the southerly side to a dead line in the rear on which it measures 75.0 feet.

BEING the same property conveyed to Roger C. Smelser by Quitclaim Deed from Elfriede B. Green, dated 1/13/11 and recorded 3/1/11 in Instrument Number 20110301-0016408, in the Register's Office for Davidson County, Tennessee. AND BEING the same property previously conveyed to Billy H. Green and wife, Elfiede V. Green (correctly known as Elfriede B. Green) by Warranty Deed from Eva H. Edmondson dated 12/27/02 and recorded 1/3/03 in Instrument Number 20030103-0000962, in the Register's Office for Davidson County, Tennessee. The said Billy H. Green died on 3/18/03.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **3711 YELTON DRIVE, NASHVILLE, TN 37211**
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 23rd day of February, 2012.

Roger C. Smelser

ROGER C. SMELSER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROGER C. SMELSER, MARRIED, 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 at Nashville, Tennessee, this 23rd day of February, 2012.

Commission Expires:_____

Notary Public

NAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014