THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Selina Harris
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1252

BILL GARRETT, Davidson County
Trans:T20120024510 DEEDWARR
Recvd: 04/04/12 11:44 2 pgs
Fees:13.00 Taxes:1905.50
20120404-0028690

Property Address:
224 woodmont Circle, Nashville, TN 37205
116-8-38

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shawn Thomas, Unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **William H. Smith III and Becky A. Smith f/k/a Becky A. Gatten, Tenants by the entirety**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING PARTS of LOT NOS. 65 and 66 ON THE MAP OF Clearview Subdivision, as shown of record in Book 843, Page 8, Register's Office for Davidson, Tennessee, described according to a survey by Parrish-Ragan, Inc., dated April 26, 1971, as follows:

Beginning at a point in the northerly margin of Kenner Avenue, formerly Woodmont Circle, at the common corner of Lots 64 and 65 on said plan; thence with the line between said lots, northerly 182.3 feet, more or less, to a point, which is 7.7 feet, more or less, southerly from the southerly line of Lot No. 63 on said plan; thence easterly along a fence 66 feet to a point, which is 8.4 feet, more or less south of the southerly line of Lot 63; thence southerly 181.6 feet, more or less, to a point in the northerly line of Kenner Avenue; thence with the margin of the same westerly 63.5 feet to the point of beginning.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Milan Mihal and wife, Marilyn A. Mihal, dated August 6, 2007, and recorded August 9, 2007, in the Register of Deeds for the County of Davidson, as Document No. 20070809-0095654.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 29th day of March, 2012.

{Seal}
Shawn Thomas

STATE OF California
COUNTY OF LOS ANGELES

On this the 29th day of March, 2012, before me the undersigned officer, personally appeared Shawn Thomas, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

DORIS FINESTONE
Commission # 1909414
Notary Public - California
Los Angeles County
My Comm. Expires Oct 19, 2014

Doris Finestone
Notary Public

My Commission expires: Oct. 19, 2014

Grantor's Name, Address, Phone:
Shawn Thomas

Grantees' Name, Address, Phone:
William H. Smith III and Becky A. Smith
224 Woodmont Circle
Nashville, TN 37205

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $515,000.00

Subscribed and sworn before me this the 29th day of March, 2012.

Affiant

(Affix Seal)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN

Notary Public

My Comm. Expires
May 5, 2015