G-23868-8
Box 14-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030495** BILL GARRETT, Davidson County Trans:T20120029163 DEEDWARR Recvd: 04/23/12 08:53 2 pgs Fees:13.00 Taxes:1332.00 20120423-0034122	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Kathy Goodson Affiant Subscribed and sworn to before me, this 16th day of April, 2012. Notary Public My Commission Expires: 1/6/2014 DEBORAH M. O'NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

WARRANTY DEED

Address New Owner: Shanleigh Corner Smith 2712 Woodlawn Dr Nashville TN 37212	Send Tax Bills To: F&M Bank 50 Franklin Street Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 10415037600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leigh Anne Ellis, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shanleigh Corner Smith,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 8, MAP OF E.C. SCRUGGS SUBDIVISION OF LOT NO. 24 BELAIR, as shown on plat of record in Plat Book 547, Page 171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leigh Anne Ellis, unmarried by Warranty Deed from Paul M. O'Brien and Ashley C. O'Brien, husband and wife, recorded on the 3rd day of March, 2009 in Instrument No. 20090303-0018851, in the Register's Office of Davidson County, Tennessee.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF E.C. SCRUGGS SUBDIVISION OF LOT NO. 24 BELAIR, as recorded in Plat Book 547, Page 171.

This is improved property located at 2712 Woodlawn Dr Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2012.

Leigh Anne Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leigh Anne Ellis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2012.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014