BILL GARRETT, Davidson County
Trans:T20120031342 DEEDWARR
Recvd: 04/30/12 12:50 2 pgs
Fees:13.00 Taxes:534.65
20120430-0036688

ADDRESS NEW OWNER:
Natalie Smith
801 Newhall Drive
Nashville, TN 37206

SEND TAX BILL TO:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP & PARCEL NOS.:
83-11-0 88

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John D. German, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Natalie M. Smith, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Eastland Acres, Section 1, as of record in Book 2133, Page 103, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John D. German, unmarried, from Shana Lynn Douglas and Russell James Douglas, heirs at law of Blanche E. Douglas, by Warranty Deed recorded on October 18, 2011, in Instrument No. 20111018-0080763, Register's Office for Davidson County, Tennessee.

This is property with a common address of **801 Newhall Drive, Nashville, TN 37206.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2133, Page 103, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2284, Page 612, said Register's office; 4) Easement of record in Book 2284, Page 612, said Register's office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of April, 2012.

John D. German

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John D. German, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **27th** day of **April 2012.**

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:

My Commission Expires MAY 6, 2013

File No. 1204-081

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $144,500.00.

Carmen Coats
Affiant

Subscribed and sworn before me this 27th day of April, 2012.

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-9-2014