Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1295

BILL GARRETT, Davidson County
Trans:T20120033113 DEEDWARR
Recvd: 05/04/12 14:25 2 pgs
Fees:13.00 Taxes:682.65
20120504-0038777

Property Address:
1205 Rosebank Avenue, Nashville, TN 37206
84-1-121

---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, **Edward Smith, Married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Christopher D. Linzy**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of Rose Estates, Section One, as shown on plat of record in Plat Book 3600, Page 37, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

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 deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated November 28, 2011, and recorded December 6, 2011, in the Register of Deeds for the County of Davidson, as Document No. 20111206-0095030.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $184,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 20th day of April, 2012.

_____{Seal}
Edward Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of April, 2012, before me the undersigned officer, personally appeared Edward Smith, 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.

JOHN A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

_____
Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Edward Smith

Grantee's Name, Address, Phone:
Christopher D. Linzy
1205 Rosebank Avenue
Nashville, TN 37206

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County ~~of Williamson~~ Sumner

The actual consideration or value whichever is greater is $184,500.00

Subscribed and sworn before me this the 20th day of April, 2012.

_____
Affiant

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
Affix Seal

My Comm. Expires August 20, 2014

_____
Notary Public