RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01091-1SHY

Davidson County DEEDWARR
Recvd: 05/17/12 13:00 3 pgs
Fees:18.00 Taxes:791.80
20120517-0042846

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$214,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa M. Hyatt 5508 Regatta Blvd. Hermitage, TN 37076	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Map & Parcel 098090A03500CO

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,

David L. Smith and wife, Billie Joyce Smith

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Melissa M. Hyatt, unmarried

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. 216, on the Plan of Phase One, Lake Shore, of record in Book 6900, Page 684, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David L. Smith and wife, Billie Joyce Smith by Deed from George C. Bouldin and wife, Connie L. Bouldin dated August 19, 2005 of record in Instrument Number 20050831-0104178, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee.
2) Property is subject to Lake Shore, Phase I, a Planned Unit Development, Charter of record in Book 7892, Page 464, Book 8709, Page 424, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7572, Page 669, Register's Office for Davidson County, Tennessee.)
3) Property is subject to any Deed for Open Spaces of record in Book 8697, Page 123, said Register's Office.
4) 2012 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5508 Regatta Blvd., Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 4th day of May, 2012.

David L. Smith

Billie Joyce Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, David L. Smith and wife, Billie Joyce Smith, 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, at office, this 4th day of May, 2012.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

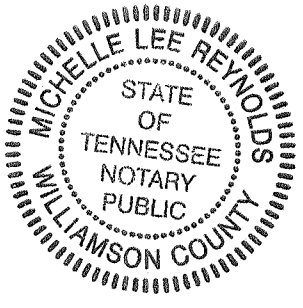
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015