Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0022D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$80,533.00.~~ $79,000 OR

Affiant

Davidson County DEEDWARR
Recvd: 05/29/12 16:33 3 pgs
Fees:18.00 Taxes:292.30
20120529-0046387

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 day of May, 2012.

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Commission Expiration: ~~My Commission Expires:~~ May 20, 2014

ADDRESS OF NEW OWNER:
Whisper Smith
5322 Edmondson Pike #1 Unit E-29
Nashville, TN 37211

SEND TAX BILLS TO:
Republic State Mtg Co.
2715 Bissonet, Ste 102
Houston, TX 77005

MAP-PARCEL:
Map 161-010A
Parcel 037.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Thomas Mattingly

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whisper Smith, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 5322-1, on the Plan of Danbury Condominiums, according to the Master Deed of record in Book 6612, Page 75, in the Register's Office of Davidson County, Tennessee, and more particularly described in Exhibit "C" of said Master Deed (Book 6612, Page 122), to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Mattingly by Warranty Deed dated July 28, 2004 from Beverly A. Duty and husband, James N. Duty and filed for record on July 30, 2004 in Instrument No. 20040730-0091814, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Subject property was investment property and was never the principal residence of the grantor.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **5322 Edmondson Pike #1 Unit E-29 Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 23 day of May, 2012.

Thomas Mattingly

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23 day of May, 2012.

Notary Public

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration:

My Commission Expires:
May 20, 2014

Certificate of Authenticity

I, Julia A. Hirt, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/20/15.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY