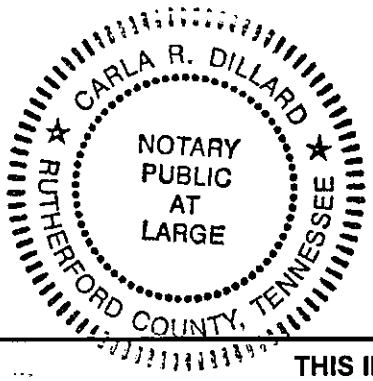
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-8-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis H. Smith	Dennis H. Smith	164-08-OC-022.00
(NAME)	(NAME)	
744 Pin Oak Drive	744 Pin Oak Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120040439 DEEDWARR
Recvd: 06/01/12 14:28 2 pgs
Fees:13.00 Taxes:527.25
20120601-0047809

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William J. Smith and Brenda L. Smith, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dennis H. Smith and Edna K. Smith, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 118, on the plan of Final Plat of Hamilton Chase, Section One, as the same appears of record in Instrument No. 20051025-0128977, and revised by certificate of correction in Instrument No. 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to William J. Smith and Brenda L. Smith, husband and wife by Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, dated 03/27/2008, and filed of record in Instrument No. 20080408-0035460, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Restrictions and By-Laws of record in Instrument No. 20050728-0087946 and Instrument No. 20051031-0131315; Road Agreement and Sewer Easement in Instrument No. 20040416-0043248; Storm Water Detention Agreement in Instrument No. 20040102-0000420; any and all matters as shown on the plat of record in Instrument No. 20051025-0128977, corrected in Instrument No. 20051031-0131297 and Instrument No. 20051031-0131368; all of said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 744 Pin Oak Drive, Antioch, TN 37013

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 29 day of May, 2012.

William J. Smith

Brenda L. Smith

State of Tennessee
County of McMinn

Personally appeared before me William J. Smith and Brenda L. Smith, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29 day of May, 2012.

Notary Public Betty Lee Southworth
My Commission Expires: 7/8/2014

BETTY LEE SOUTHWORTH ★ STATE OF TENNESSEE NOTARY PUBLIC ★ WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122