Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14A
File # 24030-4

WARRANTY DEED

BR12-2110

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-11-15

LAURA D. HENRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica L. Miller	SunTrust Mortgage, Inc.	
2110 Eastland Ave.	(NAME) P.O. Box 79041	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Baltimore, MD 21279-0041	083-07-286.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN M. SMITH AND WIFE, CHRISTINA N. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA L. MILLER AND MICHAEL E. VERGAMINI, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 67 on the Plan of Rolling Acres, of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen M. Smith and Christina N. Snow by Deed from Castleridge Properties, LLC of record in Instrument No. 20080604-0057278, Register's Office for Davidson County, Tennessee, dated May 30, 2008.

Christina N. Snow is now married and known as Christina N. Smith.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1130, page 34; Book 1140, page 182; Book 1181, page 401; Book 4006, page 791, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2110 Eastland Ave., Nashville, Tennessee 37206
(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 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 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/our hand(s) this 14th day of June, 2012.

Stephen M. Smith

Christina N. Smith

BILL GARRETT, Davidson County
Trans:T20120044780 DEEDWARR
Recvd: 06/18/12 12:21 2 pgs
Fees:13.00 Taxes:884.30
20120618-0053174

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of June, 2012, before me personally appeared Stephen M. Smith and wife, Christina N. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of June, 2012.

Notary Public

My Commission Expires: 3/17/14

(SEAL)

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959