BILL GARRETT, Davidson County
Trans:T20120052976 DEEDWARR
Recvd: 07/18/12 14:32 2 pgs
Fees:13.00 Taxes:471.75
20120718-0063269

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02-1206-47913

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $127,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2012.

Notary Public
My commission expires: 5/8/16

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary J. Smith 322 E. Due West Ave Nashville TN 37115	New Owner	51-12-0-076

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy Townsend and wife, Cathleen Townsend, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary J. Smith, unmarried and Deborah L. Lee, unmarried, as tenants in common with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Eleventh District of Davidson County, Tennessee, being Lot No. 10 on the unrecorded Map of Core Subdivision; and more particularly described according to a survey thereof made in 1946 by Anderson & Gee, Surveyors, as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots No. 9 and 10; thence with the line between said lots, southwardly 150 feet to a point; thence eastwardly 75 feet to the corner of Lot No. 11; thence with the line between Lot Nos. 10 and 11, northwardly 150 feet to the southerly margin of Due West Avenue; thence with the margin of the same, westwardly 75 feet to the point of beginning.

Being the same property conveyed to Timothy Townsend and wife, Cathleen Townsend by deed from Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1 dated May 24, 2010 recorded May 28, 2010 of record in Instrument No. 20100528-0041487, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 322 E. Due West Ave, Nashville, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of June, 2012.

Timothy Townsend

Cathleen Townsend

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Townsend and Cathleen Townsend, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of June, 2012.

NOTARY PUBLIC
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires
1/19/14