

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$330,000.00.**

Connie Beard
Affiant

Subscribed and sworn to before me, this the 12th day of July, 2012.

Teresa Taylor
Notary Public

My commission expires: 9-20-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Suite 330 Brentwood, TN 37027 ,

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jack David Smith Jr.	BankSouth Mortgage Co.	**160-12-0-177**
704 Woodridge Ct.	990 Hammond Dr. # 210	
Brentwood, TN 37027	Atlanta, GA 30328	

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 ACKNOWLEDGE, WE,

John B. Scarbrough, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee Ann Smith and Jack D. Smith, Jr., wife and husband, as joint tenants with full rights of survivorship

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(s) 7, as shown on the map entitled Final Plat Revised Lots 7 & 8, Section "A", Woodridge, of record as Plat Book 7900, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN B. SCARBROUGH, by deed from KIMBERLY A. GRABOVICH, of record as Instrument No. 20051123-0141709, dated November 14, 2005, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **704 Woodridge Ct., Brentwood, TN 37027**.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in 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 my/our hand(s) this 12th day of July, 2012.

John B. Scarbrough

BILL GARRETT, Davidson County
Trans:T20120053847 DEEDWARR
Recvd: 07/23/12 11:21 2 pgs
Fees:13.00 Taxes:1221.00

20120723-0064403

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John B. Scarbrough**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **July, 2012.**

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

