BILL GARRETT, Davidson County
Trans:T20120055223 DEEDWARR
Recvd: 07/27/12 09:43 2 pgs
Fees:13.00 Taxes:852.85

20120727-0066161

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Office01
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1373

RETURN TO:
Advantage Title & Escrow
3326 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
5960

Property Address:
909 Willow Oak Court, Nashville, TN 37221
156-1-C-50CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Earnest Smith and Dianne Smith**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **David Andrew Stacy and Laura Stacy**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 50 ON THE PLAN OF EAST COLONY AT RIVERBEND , as shown by Plat Book 7900, Page 4, as amended in Book 7900, Page 733, Register's office for Davidson, Tennessee, to which reference is made for the complete description. *

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantors, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

*Being the same property conveyed to Ernest R. Smith and wife, Diane Lynn Smith by Deed from Todd D. Bell and wife, Karen O. Bell of record in Instrument Number 20030516-0067379, Register's office for Davidson County, Tennessee.

WITNESS Grantors' hands this 13th day of July, 2012.

_____{Seal}
Earnest Smith

_____{Seal}
Dianne Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of July, 2012, before me the undersigned officer, personally appeared Earnest Smith and Dianne Smith, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they executed same as their free act and deed.

_____
Notary Public

My Commission expires: 3-3-14

Grantors' Name, Address, Phone:
Earnest Smith and Dianne Smith

Grantees' Name, Address, Phone:
David Andrew Stacy and Laura Stacy
909 Willow Oak Ct.
Nashville, TN 37221

Beth Hazelwood Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $230,500.00

Subscribed and sworn before me this the 13th day of July, 2012.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal) MY COMMISSION EXPIRES JULY 29, 2013

_____
Affiant

_____
Notary Public