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

BILL GARRETT, Davidson County
Trans:T20120060821 DEEDWARR
Recvd: 08/15/12 10:38 2 pgs
Fees:13.00 Taxes:484.70
20120815-0073001

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2012

Notary Public
My commission expires:

My Commission Expires
January 7, 2013

02-1207-48004

Address of New Owner:	Send Tax Bills to:	Tax Information
Maria Smith 3514 Hewlett Dr. Nashville TN 37211	F+M Bank 50 Franklin Street Clarksville, TN 37040	133-07-0-038.00

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, David S. Boles and wife, Renee Boles, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maria Smith, married, 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 Davidson County, Tennessee, being Lot No. 12, on the Plan of Patterson Gardens Subdivision, Section II, of record in Book 2330, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David S. Boles and William T. Luckett by deed from Eula W. Street, unmarried, dated September 22, 2009, recorded September 29, 2000, of record in Instrument No. 20000929-0096278, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David S. Boles, unmarried by Quitclaim Deed from William T. Luckett and wife, Sherry Luckett, dated September 6, 2002, recorded September 17, 2002, of record in Instrument No. 20020917-0113217, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David S. Boles by Quitclaim Deed from Monique Boles, dated December 19, 2008, recorded March 9, 2009, of record in Instrument No. 20090309-0020544, Register's Office for Davidson County, Tennessee.

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 3514 Hewlett Dr., Nashville, TN 37211

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 our hand this 14th day of August, 2012.

David S. Boles

Renee Boles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David S. Boles and Renee Boles, 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 14th day of August, 2012.

State of Tennessee at Large

My Commission expires

1/19/14

