WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120062029 DEEDWARR
Recvd: 08/20/12 14:13 2 pgs
Fees:13.00 Taxes:976.80
20120820-0074565

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $264,000.00.

Michelle Claiborne
Affiant

Subscribed and sworn to me on August 17, 2012.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25700SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tiffany C. Smith Ezzard C. Smith 337 Battle Road Antioch, TN 37013	SAME AS NEW OWNERS	183-104.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michelle Claiborne, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Tiffany C. Smith, married and Ezzard C. Smith, married, as tenants in common with the right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot #3 in the Fifth Civil District of Davidson County, Tennessee, as shown on the Survey of Ernest Medlin dated October 10, 1981, which Survey is not recorded, more particularly described as follows:

Beginning as a fence post located at the intersection of the common boundary line of the southerly side of Carolyn B. Jennings property, the northerly property line of future Battle Rod Park, and the easterly right-of-way margin of Battle Road; thence with the easterly right-of-way margin North 5 deg. 4r8 min. East a distance of 233.35 feet to an iron pin; thence South 85 deg. 10 min. East a distance of 933.40 feet to an iron pin; thence South 5 deg. 48 min. West a distance of 233.35 feet to an iron pin; thence North 85 deg. 10 min. West a distance of 933.40 feet to an iron pin; being the point of beginning and containing 5.0 acres, more or less.

Being the same property conveyed to Terry L. Claiborne, an unmarried person, by Deed from Ronald Wade Claiborne, a single man, of record in Book 6460, page 587; and quitclaimed by Terry L. Claiborne and wife, Michelle Claiborne, of record in Book 6627, page 834, in said Register's Office. By Quitclaim Deed from Terry L. Claiborne to Michelle Claiborne, of record as Instrument No. 20100909-

0071833 in said Registers' Office; Terry L. Claiborne conveyed all his right, title and interest into said property to Michael Claiborne.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 337 Battle Road, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on August 17, 2012.

Michelle Claiborne

Michelle Claiborne

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On August 17, 2012, before me personally appeared Michelle Claiborne to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on August 17, 2012.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE