BILL GARRETT, Davidson County
Trans:T20120065177 DEEDWARR
Recvd: 08/30/12 12:51 2 pgs
Fees:13.00 Taxes:536.50
20120830-0078495

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this 24th day of August, 2012.

Notary Public

My commission expires: 4-23-14

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Smith	~~New Owner~~ Pinnacle Bank 150 3rd Ave South #900 Nashville TN 37201	141010A13600CO
5340 Ryan Allen Circle		
Whites Creek, TN 37189		

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, **Taylor S. Atkins and Cynthia M. Atkins husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Christopher Smith and Kamala Kisha Charles, husband and wife**, hereinafter called the Grantee, his 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. 123 on the Plan of Cobblestone Creek Phase Three of record as Instrument No. 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Taylor S. Atkins and Cynthia M. Atkins, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20090320-0025056, Davidson County Register of Deeds.

This property is improved property known as 5340 Ryan Allen Circle, Whites Creek, Tennessee 37189

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his 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 24th day of August, 2012.

Taylor S. Atkins

Cynthia M. Atkins

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand in Nashville, Tennessee, this 24th day of August, 2012.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY