BILL GARRETT, Davidson County
Trans:T20120074655 DEEDWARR
Recvd: 10/02/12 15:38 2 pgs
Fees:13.00 Taxes:1100.75

20121002-0090045

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0886

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of September, 2012

Notary Public
Commission Expires: 1-18-16

CHRIS MULE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melody Shea Smith 445 High Point Terrace Brentwood, TN 37027	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	181-10-0D-011.00CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Touchstone Builders, Inc.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melody S. Goble- Smith and Daniel D. Smith, Jr., wife and husband

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 No. 11 on the Final Plat for Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, 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 Touchstone Builders, Inc., by Warranty Deed from GSH Development, LLC, dated 12/5/11 and recorded 12/9/11 in Instrument No. 20111209-0096214; and being part of the same property previously conveyed to GSH Development, LLC, by Warranty Deed from Jesse M. Roland, an unmarried man, dated 2/10/05 and recorded 2/15/05 in Instrument No. 20050215-0017124, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 445 High Point Terrace, 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 we so covenant with the said GRANTEES that we 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of September, 2012.

Touchstone Builders, Inc.
By: Josh Cook, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Josh Cook** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of **TouchStone Builders, Inc.,** the within named bargainor, a corporation, and that he/she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Authorized Agent.

Witness my hand and official seal at office this 26 day of Sept

Notary Public

CHRIS MULE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Commission Expiration: 1-18-16