BILL GARRETT, Davidson County
Trans:T20120078005 DEEDWARR
Recvd: 10/15/12 10:20 2 pgs
Fees:13.00 Taxes:99.90

20121015-0094044

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $27,000.00

Affiant

Subscribed and sworn to before me, this 10TH day of OCTOBER 2012

Notary Public
My commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Robert Cushman | | 04309030200 |
| 344 Thelma Street | Owner | |
| Madison, TN 37115 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly Sears Smith f/k/a Kimberly M. Sears and husband, Byron Alexander Smith, Jr.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert Cushman, married,** hereinafter called the Grantee(s), 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 Nos. 6 and 7 of Block M on the Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly M. Sears by deed from Clayton Gholson and wife, Martha Gholson dated October 20, 2005 and recorded in Instrument No. 20050922-0114199, Register's Office for Davidson County, Tennessee. Kimberly M. Sears is now known as Kimberly Sears Smith.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 344 Thelma Street, Madison, TN 37115

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 10th day of October, 2012.

Kimberly Sears Smith

Byron Alexander Smith, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly Sears Smith and** Byron Alexander Smith, Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 10th day of October, 2012.

Notary Public

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-23-14

FILE NO: 2012082225