# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/12 10:51 4 pgs
Fees:23.00 Taxes:906.50
20121129-0109601

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00.

Debbie A. Meadows
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roland D. Smith, Jr. | Reliant Bank | 180040A00300CO |
| (NAME) 2208 Maple Grove Lane | (NAME) 1736 Carothers Parkway | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*THIS INDENTURE,* made and entered into this 11th day of July, 2012, by and between **MICHAEL D. EHRAT AND CINDY L. EHRAT, HUSBAND AND WIFE,** party of the first part, and **ROLAND D. SMITH, JR., UNMARRIED,** party of the second part,

*WITNESSETH*: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One Highland Creek as of record in Plat Book 9700, Pages 959-960, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael D. Ehrat and wife, Cindy L. Ehrat by Warranty Deed dated February 13, 2006 from James C. Kelley, married as recorded in Instrument No. 20060215-0018528, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit A for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF,* the party of the first part has caused this instrument to be executed the day and year first above written.

Michael D. Ehrat
MICHAEL D. EHRAT

Cindy L. Ehrat
CINDY L. EHRAT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MICHAEL D. EHRAT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of July, 12.

Commission expires: 10.21.13

Jodie Kay Compton
Notary Public

JODIE KAY COMPTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires October 21, 2013

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CINDY L. EHRAT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of July, 12.

Commission expires: 10.21.13

Jodie Kay Compton
Notary Public

JODIE KAY COMPTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires October 21, 2013

# EXHIBIT A

All matters as set forth on the plat of record in Plat Book 9700, Pages 959-930, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants for Highland Creek of record in Book 11568, Page 311, Register's Office for Davidson County, Tennessee.

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

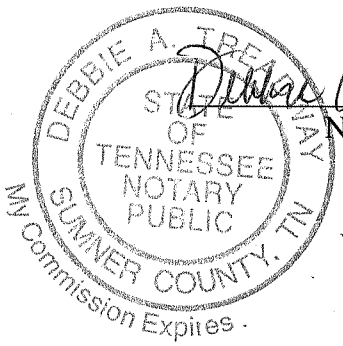
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Debbie A. Treadway
Notary Public

(SEAL)

My Commission Expires: 4/23/2013