BILL GARRETT, Davidson County
Trans:T20120094729 DEEDWARR
Recvd: 12/11/12 13:53 2 pgs
Fees:13.00 Taxes:351.50

20121211-0114193

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2012.

Notary Public
My commission expires:

KATHRYN MICHELLE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG 23, 2016

05-1211-65823

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose M. Murillo	Jose M. Murillo	041-08-0-013.00
4011 Marydale Drive	4011 Marydale Drive	
Nashville TN 37207	Nashville TN 37207	

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, Wayne H. Smiley, Lauren Smiley and Philip Smiley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose M. Murillo, hereinafter called the Grantees, their 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. 22, on the Plan of Hickory Acres, Section II, of record in Book 2330, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herman Leroy Smiley and wife, Nell Burklin Smiley by deed from Dale Construction Company, dated August 7, 1958, recorded August 8, 1958, of record in Book 2799, Page 535, Register's Office for Davidson County, Tennessee. The said Nell Burklin Smiley having since predeceased Herman Leroy Smiley on February 19, 2003. The said Herman Leroy Smiley having since died on February 5, 2010. By Will of Herman Leroy Smiley, Docket No. 10P-424, Office of the Davidson County Probate Court Clerk, subject property was devised to Wayne H. Smiley, Lauren Smiley, and Phillp Smiley.

Further being the same property conveyed to Wayne H. Smiley and Lauren Smiley and Philip Smiley by Executor's Deed from Wayne H. Smiley dated November 24, 2010, recorded December 15, 2010, of record in Instrument No. 20101215-0099535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4011 Marydale Drive, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 _____ day of December, 2012.

Wayne H. Smiley

Lauren Smiley, by Attorney in Fact, Wayne H. Smiley

Philip Smiley, by Attorney in Fact, Wayne H. Smiley

STATE OF Delaware
COUNTY OF New Castle

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wayne H. Smiley, 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 ~~Hendersonville, TN,~~ Wilmington, DE this 5th day of December, 2012.

State of Delaware at Large

My Commission expires Jan. 21, 2015

STATE OF Delaware
COUNTY OF New Castle

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wayne H. Smiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Lauren Smiley and Philip Smiley and that he is authorized by Lauren Smiley and Philip Smiley to execute this instrument on their behalf.

Witness my hand in ~~Hendersonville, TN,~~ Wilmington, DE this 5th day of December, 2012.

State of Delaware at Large

My Commission expires Jan. 21, 2015