STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2012.

Notary Public
MY COMMISSION EXPIRES: 4/16/13
File No. G12-5733D

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anthony DeSoto and Michelle DeSoto, husband and wife (NAME)	Anthony Decoto (NAME)	61-2-120
4416 Gra Mar Drive (STREET ADDRESS)	1905 Bugle Ct (STREET ADDRESS)	BILL GARRETT, Davidson County Trans:T20120095096 DEEDWARR Recvd: 12/12/12 13:40 2 pgs Fees:13.00 Taxes:314.50
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Spring Hill, TN 37174 (CITY) (STATE) (ZIP)	20121212-0114542

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 HEREBYACKNOWLEDGED, WE, **Kathy S. Ruskin, Trustee of the Smith Family Irrevocable Trust dated November 22, 2004**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony DeSoto and Michelle DeSoto, husband and wife,** 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. 128 on the plan of GRA MAR ACRES, SECTION 3, as shown by plat of record in Plat Book 2133, Page 108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kathy S. Ruskin, Trustee of the Smith Family Irrevocable Trust dated November 22, 2004 from Vick Smith and wife, Ruth C. Smith, by Quit Claim Deed dated November 22, 2004, as Instrument No. 20041210-0147375, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 108, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4416 Gra Mar Drive, Nashville, TN 37216.

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 do 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. Whenever 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/our hand(s) this 7th day of December, 2012.

KATHY S. RUSKIN, TRUSTEE OF THE SMITH FAMILY IRREVOCABLE TRUST DATED NOVEMBER 22, 2004

By: x Kathy S. Ruskin, Trustee
Kathy S. Ruskin, Trustee

December 07, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kathy S. Ruskin, Trustee for Kathy S. Ruskin, Trustee of the Smith Family Irrevocable Trust dated November 22, 2004, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of December, 2012.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066