Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sarah G. Smith
2439 Kimberly Drive
Nashville, Tennessee 37214

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20120097128 DEEDWARR
Recvd: 12/19/12 14:25 3 pgs
Fees:18.00 Taxes:277.50
20121219-0117057

SEND TAX BILL TO:
Owner

MAP	**73-8**
GROUP	
PARCEL	**10.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William R. Jontz and Barbara Ann Vandergrift, Co-Executors of the Last Will and Testament of Alvin Ray Carlton, deceased and Co-Trustees of The Carlton Family established is said Last Will and Testament of Alvin Ray Carlton, deceased, with full power of sale and without the need for joinder of the beneficiaries of said Trust**, (hereinafter called the GRANTORS), have bargained and sold, and by these presents, does hereby transfer and convey unto **Sarah G. Smith, unmarried**, (hereinafter called the GRANTEE), her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 281 on the Plan of Sunset View, Section 4, of record in Book 2854, page 63, Register's Office, Davidson County, Tennessee, and further described as follows:.

Beginning on the southerly margin of Kimberly Road at the corner of Lots Nos 281 and 282; thence with said road, eastwardly 90 feet to a concrete monument; thence south 10 deg 27' east 180.60 feet to a concrete monument; thence south 41 deg 28' west 117.80 feet to a concrete monument at the northeast corner of Lot No. 283; thence with the northerly line of Lot No. 283, northwestwardly 77.55 feet to a concrete monument at the most southerly corner of Lot No. 282; thence with the line between Lots Nos. 281 and 282 northwardly 199.9 feet to the point of beginning.

Being the same property conveyed to Alvin Ray Carlton (now deceased) by Quitclaim Deed of record in Instrument NO. 20061211-0152784, Register's Office, Davidson County, Tennessee and devised by the said Alvin Ray Carlton, deceased, in his Last Will and Testament which is on file in the Probate Section of the Circuit

Court Clerk's Office for Davidson County, Tennessee, Docket No. 12P966, to the Grantors herein.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2439 Kimberly Drive, Nashville, Tennessee 37214.**

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, her heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this **the 14th** day of **December, 2012.**

co-executor co-Tte.

William R. Jontz, Co-Executor of the Last will and Testament Alvin Ray Carlton, deceased and Co-Trustee of the Carlton Family Trust

Barbara Ann Vandergrift co-ex

Barbara Ann Vandergrift, Co-Executor of the Last will and Testament Alvin Ray Carlton, deceased and Co-Trustee of the Carlton Family Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **William R. Jontz and Barbara Ann Vandergrift** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Co-Executors of The Last Will and Testament of Alvin Ray Carlton, deceased, and Co-Trustees of the Carlton Family Trust**, the within named bargainors, and with the authority so to do, executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 14th day of December, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of December, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016