RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

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SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

NEW OWNER:

PETER L. SMART
6020 PORT JAMAICA DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

F & M BANK
2081 WILMA RUDOLPH BLVD
CLARKSVILLE, TN 37040

Map & Parcel 09805000300

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0920

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120099907 DEEDWARR
Recvd: 12/31/12 10:08 3 pgs
Fees:18.00 Taxes:1106.30
20121231-0120558

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Nine Thousand and 00/100 Dollars ($299,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN RAY and wife, ARJANA RAY,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARIAN E. SMART and PETER L. SMART**, ("Grantee"), as joint tenants with right of survivorship, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Lake Park Subdivision, Section 3, as of record in Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JOHN RAY and wife, ARJANA RAY by deed from Michael E. Noblit and wife, Joy R. Noblit, dated June 23, 2009, and of record in Instrument No. 20090702-0061623, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **6020 PORT JAMAICA DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4660, Page 90, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 13th day of December, 2012.

JOHN RAY

ARJANA RAY

STATE OF KENTUCKY

COUNTY OF Barren

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN RAY and ARJANA RAY,** 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 and official seal at office this 13th day of December, 2012.

Wendy Lee Kerney
NOTARY PUBLIC
Notary ID # 462748

My commission expires: March, 19 2016

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The actual consideration or value, whichever is greater, for this transfer is **$299,000.00**.

Rebecca Campbell
AFFIANT

Sworn to and subscribed to before me this 13th day of December, 2012.

Victor Dalton
NOTARY PUBLIC

My commission expires: 3/1/16