RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans: T20130003528 DEEDWARR
Recvd: 01/14/13 10:44 2 pgs
Fees: 13.00 Taxes: 127.65
20130114-0004162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 34,500.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2012.

Notary Public Pamela B. Matheney
My Commission Expires
September 20, 2016
STATE OF TENNESSEE

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
131 SAUNDERSVILLE ROAD
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JERRY N SMITH **MARY L SMITH** **BOBBY JOE SMITH**	**JERRY N SMITH** **MARY L SMITH** **BOBBY JOE SMITH**	**05010026200**
3417 GWEN DRIVE	**245 HILLCREST DRIVE**	
NASHVILLE, TN 37207	**MADISON, TN 37115**	

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 HEREBY ACKNOWLEDGE, WE,

G MARSHALL CRANFORD and CHRISTY C HAMILTON, CO-TRUSTEES OF THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JERRY N SMITH and MARY L SMITH husband and wife, and BOBBY JOE SMITH, unmarried

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:

Beginning at a point in the westerly margin of Gwen Drive 466.66 feet Northerly from center line of Masonwood Drive, going westerly 133 feet perpendicular to Gwen Drive; thence 67 feet paralelled to the Said Drive; Thence 133 feet easterly to westerly margin of Gwen Drive and northerly 67 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO G MARSHALL CRANFORD AND CHRISTY C HAMILTON, CO-TRUSTEES OF THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST BY CO-PERSONAL REPRENSENTATIVES' QUITCLAIM DEED FROM G MARSHALL CRANFORD AND CHRISTY C HAMILTON, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF FRANCES J CRANFORD DATED 09/18/07 AND RECORDED ON 09/24/07 IN INSTRUMENT NO. 20070924-0113954, SAID REIGSTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 3417 GWEN 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 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 in 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. 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/our hand(s) this 31st day of December, 2012.

G. Marshall Cranford, Co-Trustee

G MARSHALL CRANFORD, CO-TRUSTEE OF
THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST

Christy C. Hamilton, Co-Trustee

CHRISTY C HAMILTON, CO-TRUSTEE OF
THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, G MARSHALL CRANFORD and CHRISTY C HAMILTON AS CO-TRUSTEES OF THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2012.

Lura Brady

Notary Public

My Commission Expires: 7-30-14