

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $387,500.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2013.

Notary Public

My commission expires: 7-30-14

BILL GARRETT, Davidson County
Trans:T20130018507 DEEDWARR
Recvd: 03/06/13 14:37 2 pgs
Fees:13.00 Taxes:1433.75
20130306-0022502

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:
CHRISTOPHER KELLY RONEY	New Owner	**10415037600**
2712 WOODLAWN DRIVE		
NASHVILLE, TN 37212		

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,

SHANLEIGH CORNER SMITH, unmarried

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

CHRISTOPHER KELLY RONEY, 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:

Land in Davidson County, Tennessee, being Lot 8, MAP OF E.C. SCRUGGS SUBDIVISION OF LOT NO. 24 BELAIR, as shown on plat of record in Plat Book 547, Page 171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO SHANLEIGH CORNER SMITH BY WARRANTY DEED FROM LEIGH ANNE ELLIS, UNMARRIED DATED 04/16/12 AND RECORDED ON 04/23/12 IN INSTRUMENT NO. 20120423-0034122, SAID REGISTER'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 2712 WOODLAWN DRIVE, NASHVILLE, TN 37212.

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 4th day of March, 2013.

SHANLEIGH SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Corner

Personally appeared before me, a Notary Public of said County and State, SHANLEIGH SMITH, 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 4th day of March, 2013.

Lura Brady
Notary Public

My Commission Expires: 7-30-14

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122