12-1-342

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130019902 DEEDWARR
Recvd: 03/12/13 09:38 2 pgs
Fees:13.00 Taxes:3214.92
20130312-0024318

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of February, 2013 by and between **Rigid Development, Inc.**, hereinafter referred to as GRANTOR, **Dominic Hong and Lauren E. Smith, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being the West 70 feet of Lot No. 57 on the map of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 57 fronts 70 feet on the South side of West Ashwood Avenue and runs back between parallel lines along the East margin of 25th Avenue South, 155 feet to a dead line.

Being the same property conveyed to Rigid Development, Inc. by Warranty Deed from Warren Charles Duzak, unmarried dated July 31, 2012, recorded August 6, 2012, of record in Instrument No. 201208060069699, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Warren Charles Duzak, by Quitclaim Deed, from Juliette H. Duzak, Trustee and Trustor u/a/d December 2, 2003, of the Juliette H. Duzak Revocable Living Trust Agreement, on February 24, 2012, recorded on February 28, 2012, of record in Instrument 20120228-0017092, in the Office of Register for Davidson County, Tennessee.

Further previously being the same property conveyed to Juliette Duzak by Last Will and Testament of her husband, Leo F. Duzak, dated October 9, 1986, said Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 04P-1178, said Order of Probate having been entered on 28th of July, 2004.

And further previously being the same property conveyed by Quitclaim Deed from Juliette Duzak to Juliette Duzak, Trustee and any Successor Trustees thereto, u/a/d December 2, 2003, and any amendments thereto, all interests of the Grantor in the above-described property with full power to sell, mortgage, or convey without the joinder of any beneficiary, of record as Instrument Number 20050929-0117022 in the Office of the Register for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 2305 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rigid Development, Inc.

By: _____
Brent Craig, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah Turner, a Notary Public of said State and County aforesaid, personally appeared **Brent Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Rigid Development, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin TN, this the 22nd day of February, 2013.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Dominic Hong and Lauren E. Smith
2305 Ashwood Avenue
Nashville, TN 37212

Send Tax Statements to:
New American Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

Map & Parcel 104-15-0-206

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $868,898.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of February, 2013.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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