WARRANTY DEED

B-FSBO-13-940

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Julie C De Vos
Affiant

Subscribed and sworn to before me, this 14th DAY OF March, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott De Vos, Trustee	Scott De Vos, Trustee	
208 Harris Lane	208 Harris Lane	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Gallatin, TN 37066	083-07-0-091.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHLEEN CAMPBELL SMITH, SINGLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT DE VOS AND JULIE C. DE VOS, TRUSTEES OF THE SCOTT & JULIE C. DE VOS LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF SCOTT DE VOS AND JULIE C. DE VOS, DATED MAY 30, 2012, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF ADDITION TO ROBERT E. POWERS LAND OF RECORD IN PLAT BOOK 3842, PAGE 139, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN CAMPBELL SMITH, SINGLE BY DEED FROM HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2, BY LITTON LOAN SERVICING AS ATTORNEY IN FACT OF RECORD AT INSTRUMENT NO. 20071022-0124693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 11, 2007 AND RECORDED ON OCTOBER 22, 2007.

THIS CONVEYANCE IS SUBJECT TO 2013 COUNTY TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE AND ALL MATTERS SHOWN OF RECORD IN PLAT BOOK 3842, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 940 Riverside Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 14th day of March, 2013.

Kathleen Campbell Smith
Kathleen Campbell Smith

BILL GARRETT, Davidson County
Trans: T20130022639 DEEDWARR
Recvd: 03/20/13 09:30 2 pgs
Fees: 13.00 Taxes: 518.00

20130320-0027492

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Campbell Smith, the within named bargainor, 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 and official seal, this the 14th day of March, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903