BILL GARRETT, Davidson County
Trans:T20130038864 DEEDWARR
Recvd: 05/09/13 10:55 2 pgs
Fees:13.00 Taxes:368.15

20130509-0046988

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $99,500.00

Affiant

Subscribed and sworn to before me, this 6th day of May 2013.

Notary Public
My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
Danielle Ussery 1218 Berry St Old Hickory TN 37138-0000	Same address as new owner	05303001200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jason Smith and wife Samantha Smith hereinafter referred to as Grantor(s), have bargained and sold, and does hereby transfer and convey to Danielle Ussery, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Number 148, Section C, Village of Old Hickory, as shown on the plan recorded July 15, 1948 and of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jason Smith and wife, Samantha Smith by deed from Federal National Mortgage Association of record in Instrument No. 20120706-0059752, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Village of Old Hickory of record in Book 1424 Page 66, Register's Office for Davidson County, Tennessee

This property is improved property known as 1218 Berry St, Old Hickory, Tennessee 37138-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this _____ day of May, 2013.

Jason Smith

Samantha Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Smith and Samantha Smith, the bargainor(s), 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 Franklin, Tennessee, this 6th day of May, 2013.

Notary Public

My Commission expires: 4/23/15

FILE NO: 07612

Amy Cross Nance
State of Tennessee Notary Public
Williamson County