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BILL GARRETT, Davidson County
Trans:T20130038871 DEEDWARR
Recvd: 05/09/13 11:01 2 pgs
Fees:13.00 Taxes:447.70
20130509-0047002

Return to:

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13383

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Send Tax Bills To:
Same

New Owner is:
Amber J. Young
2816 Penn Meade Dr.

Nashville, TN 37214

MAP: 052-13-0B-194.00

PARCEL: 194.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Catalina Milu n/k/a Catalina Smith**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amber J. Young, a single woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **2816 Penn Meade Dr., Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in the 7th Civil District of Davidson County, Tennessee, being Lot No. 4, River Glen, Phase III, Section 1, as shown on plat of record in Instrument Number 20011207-0135041, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Catalina Milu by Quitclaim Deed from Andi Milu dated 8/25/10 and recorded 3/22/11 in Instrument Number 20110322-0022361 as pursuant to Final Divorce Decree Docket Number 09D-2801, Eighth Circuit Court of Davidson County, Tennessee, entered August 10, 2010. Catalina Milu having since married Jackie D. Smith, III. The said Jackie D. Smith III has never occupied the subject property as his primary residence.

CS
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of May, 2013.

GRANTOR(S):

CATALINA SMITH

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Catalina Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of May, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is **$121,000.00**.

AFFIANT

SWORN TO and subscribed before me this 6th day of May, 2013.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

NOTARY PUBLIC
My commission expires: _____