BILL GARRETT, Davidson County
Trans:T20130043730 DEEDWARR
Recvd: 05/24/13 11:38 2 pgs
Fees:13.00 Taxes:457.69

20130524-0052832

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $123,700.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2013.

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My commission expires: 11/22/14

04-1304-54673

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Ian Smith, Sr. 3109 Country Meadow Road Antioch TN 37013	Pinnacle Bank 150 3rd Ave South, Suite 900 Nashville, TN 37201	150-07-0-200.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Teresa V. Russell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Ian Smith, Sr. and wife, Tyhisha M. Smith, hereinafter called the Grantees, their successors 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 No. 177, on the Plan of Section Five, The Country, of record in Book 5200, Pages 271 and 272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa V. Russell, unmarried by deed from James B. Winfree, III, unmarried, dated July 15, 1991, recorded July 23, 1991, of record in Book 8403, Page 365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3109 Country Meadow Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of May, 2013.

Teresa V. Russell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa V. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 22nd day of May, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

