BILL GARRETT, Davidson County
Trans:T20130049421 DEEDWARR
Recvd: 06/12/13 15:03 2 pgs
Fees:13.00 Taxes:784.40
20130612-0059983

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Affiant

Subscribed and sworn to before me, this 31st **day of May, 2013.**

Notary Public
My commission expires:

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

06-1304-75105

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Courtney G. Smith 705 Wyntree N. Hermitage TN 37076	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	075-16-0-A-067.00-CO

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, Kenneth A. Elkins, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Courtney G. Smith, Unmarried, 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. 46, on the Plan of Phase 2A, Walden Woods, of record in Instrument No. 20000512-0048112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth A. Elkins, married by deed from Frank Batson Homes, Inc., dated October 26, 2001, recorded November 5, 2001, of record in Instrument No. 20011105-0121057, Register's Office for Davidson County, Tennessee. Kenneth A. Elkins is also known as Kenneth Elkins.

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.

Elizabeth Elkins, spouse of Grantor, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in the subject property.

This property is improved property known as 705 Wyntree N., Hermitage, TN 37076

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 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. 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 19 day of April, 2013.

Kenneth Elkins

Elizabeth Elkins

STATE OF COLORADO
COUNTY OF Pueblo

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Elkins and Elizabeth Elkins, 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 this 19th day of April, 2013.

Notary Public

My Commission expires 08/30/2014

NOTARY PUBLIC
JOEY
FALBO
STATE OF COLORADO