When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130065421 DEEDWARR
Recvd: 07/31/13 12:04 2 pgs
Fees:13.00 Taxes:414.40
20130731-0079760

ADDRESS NEW OWNER:
Shona M. & Philip C. Smith
7009 Bonnacrest Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Avenue Bank
111 10th Avenue South, Ste 200
Nashville, TN 37203

Tax ID 75-05-0-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Patricia Scotchell, a single woman ,** has this day bargained and sold, and does hereby transfer and convey unto **Shona M. Smith and Philip C. Smith, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 599 on the Plan of Hermitage Hills, Section Six, of record in Book 3300, Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fred Scotchell and wife, Patricia Scotchell by Quitclaim Deed from Fred Scotchell of record in Instrument 20031203-0174023, Register's Office for Davidson County, Tennessee, dated November 25, 2003, recorded December 3, 2003. Fred Scotchell now being deceased therefore Patricia Scotchell hold title as tenant by the entirety.

This is improved property known as 7009 Bonnacrest Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3300, page 10, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 17th day of July, 2013.

Patricia Scotchell

Patricia Scotchell

STATE OF MA
COUNTY OF Worcester

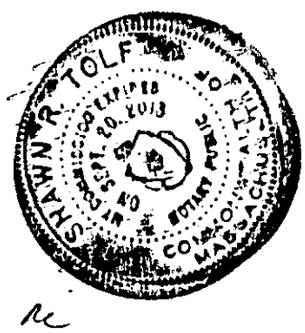
Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patricia Scotchell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of July, 2013.

NOTARY PUBLIC

Shawn R. Tolf, Notary Public
Commonwealth of Massachusetts
My Commission Expires 9/20/2013

My Commission Expires:



STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $~~112,000.00~~ 112,000.00 RC.

Rochelle Caudill
AFFIANT

Subscribed and sworn to before me this the 17th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 4/17/16

