Box 34
1
24624

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0621

BILL GARRETT, Davidson County
Trans:T20130065928 DEEDWARR
Recvd: 08/01/13 14:07 2 pgs
Fees:13.00 Taxes:1242.28
20130801-0080332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,750.00

Kelly N Flagg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2013

Notary Public
Commission Expires: March 3, 2015

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelly Flagg 5624 Cedar Rock Drive Nashville, TN 37211	NEW OWNER	172-10-0A-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Heidi Ann Beverley Smith and Paul Christopher Smith, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly N. Flagg and Justin T. Sherman, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 15 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument Number 20010201-0009801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Heidi Ann Beverley Smith and Paul Christopher Smith, wife and husband, by Warranty Deed from Southeastern Building Corporation, a Tennessee corporation, dated 7/11/03 and recorded 7/17/03 in Instrument Number 20030717-0100050, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5624 Cedar Rock Drive, Nashville, TN 37211.

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 and assigns forever; and we so covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2013.

Paul Christopher Smith

Heidi Ann Beverley Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Heidi Ann Beverley Smith and Paul Christopher Smith, wife and husband** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2013.

Notary Public
My Commission Expires: _____

CHRI[illegible]MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO[illegible]
My Commission Expires 01-1[illegible]

(Notary Seal)