File No.: 13081852

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075761 DEEDWARR
Recvd: 09/03/13 11:17 2 pgs
Fees:13.00 Taxes:2046.10
20130903-0092384

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $553,000.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2013.

Susanne E. Marlowe
Notary Public

MY COMMISSION EXPIRES: 6/14/16
(AFFIX SEAL)

SUSANNE E. MARLOWE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard W. Crump	Richard W. Crump	116 12 0 09900
(NAME)	(NAME)	
3806 Auburn Lane	3806 Auburn Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay H. Smith and Shannon C. Smith, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard W. Crump and Cathy K.Y.W. Crump, husband and wife,** 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. 21 Block "D" on the Plan of Woodmont Lane Homesites, as of record in Plat Book 1130, page 13, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jay H. Smith and wife, Shannon C. Smith, by Quitclaim Deed dated 09/18/2002 and filed for record on 09/19/2002 in Instrument 20020919-0114095, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to All matters as set forth per Plat of record in Book 1130, page 13 and Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 3932, page 182, both of record in the Register's Office for Rutherford County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3806 Auburn Lane, Nashville, TN 37215

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 do 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 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 our hand this 16th day of August, 2013.

Shannon Smith

Jay Smith

State of Tennessee
County of Rutherford

Personally appeared before me Shannon Smith and Jay Smith with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2013.

Notary Public
My Commission Expires: 5/17/2014

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 13081852

Shannon Smith is aka Shannon C. Smith
Jay Smith is aka Jay H. Smith