Davidson County	DEEDWARR
Recvd: 09/04/13 12:14	3 pgs
Fees:18.00 Taxes:610.50	
20130904-0093120	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen A. Staten 204 Cates Place Nashville, TN. 37217	owner at property address	Map- 136-05-0-A Parcel 38.00CO

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, we,

Ronald Patrick Smith, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kristen A. Staten and Tandrea Hall, as tenants in common with full rights 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. 134 on the plan of Bayview Estates, Phase One, First Revision of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald Patrick Smith and Patricia Baugus, husband and wife, by Deed from NVR, Inc., A Virginia Corp., Successor by Merger to Fox Ridge Homes, Inc. dated 5/15/2002 of record in Instrument Number 20020521-0061856, Register's Office for Davidson County, Tennessee. Patricia Baugus died August 14, 2012. Property now vests in Ronald Patrick Smith as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee.
4) Property is subject to Bayview Estates, a Planned Unit Development, Restrictions of record in Book 11251, Page 126; Book 11271, Page 163 and Instrument No. 20020104-0001403, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 10323, Page 86, including liens for assessments as provided therein, easements and restrictions as contained if any, of record in said Register's Office.

This is improved property known as: **204 Cates Place, Nashville, TN 37217.**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 3 day of September, 2013.

Ronald Patrick Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ronald Patrick Smith, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016