BILL GARRETT, Davidson County
Trans:T20130078958 DEEDWARR
Recvd: 09/11/13 16:09 2 pgs
Fees:13.00 Taxes:1258.00
20130911-0096078

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133400

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2013.

J Brandon Miller
NOTARY PUBLIC

My commission expires: 9-9-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett Smith 1412 Trace Ridge Lane Nashville, TN, 37221	FIRST LIBERTY 9520 ORMSBY STATION RD STE 20 LOUISVILLE, KY 40223	155-16-0-A-341.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KEITH I. PAXTON AND TAMMY B. PAXTON, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **GARRETT SMITH**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of Traceside, Section Nine, of record in Instrument Number 200001030000455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Keith I. Paxton and Tammy B. Paxton, husband and wife, by Warranty Deed from Centex Homes, dated 11/29/2000, recorded 12/1/2000, of record in Instrument No. 20001201-0117905, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1412 Trace Ridge Lane, Nashville, TN, 37221.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of September, 2013.

KEITH I. PAXTON

Tammy B Paxton

TAMMY B. PAXTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Keith I. Paxton and Tammy B. Paxton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of September, 2013.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Leslie Garside

Notary Public

My commission expires: 12/23/2014