BILL GARRETT, Davidson County
Trans:T20130079669 DEEDWARRSP
Recvd: 09/13/13 14:42 2 pgs
Fees:13.00 Taxes:1150.55
20130913-0096889

44

G-24804-3, Box 14
Map 109-08-0-A,
Parcel 012.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $310,960.00.

Affiant

Subscribed and sworn to before me this the 13th day of September, 2013.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

My Commission Expires: _____

Notary Public

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:

Melville B. Smith
(Name)
3204 Cooks Landing Court
(Street Address)
Hermitage, TN 37076
(City) (State) (Zip Code)

SEND TAX BILLS TO:

F + M Bank
(Name)
10 Cadillac Dr., St. 100
(Street Address)
Brentwood TN 37027
(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Citizens Homes, Inc., a Delaware corporation**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Melville B. Smith and wife, Sandra A. R. Smith**, hereinafter called the "Grantees", their heirs and/or assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Cooks Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Citizens Homes, Inc., a Delaware corporation by Deed from Cook's Landing, a Tennessee general partnership, of record in Instrument No. 20130411-0036184, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:
(1) The Plan of record in Instrument No. 20110510-0035834, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions and By-Laws for Cooks Landing, of record in Instrument No. 20111215-0097520, Register's Office for Davidson County, Tennessee.
(3) Metro Letter as to sewage soil absorption system of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee.
(4) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070712-0082836, Register's Office for Davidson County, Tennessee.
(5) Taxes for current year, and subsequent taxes not yet due and payable, which have been prorated and paid by the Grantor(s) herein.

THIS is improved property, known as: 3204 Cooks Landing Court, Hermitage, TN 37076.

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, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 13th day of September, 2013.

CITIZENS HOMES, INC., a Delaware corporation

BY: _____
David L. Hughes, President Nashville Division

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David L. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President Nashville Division of CITIZENS HOMES, INC., the within-named bargainor, a Delaware corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 13th day of September, 2013.

My Commission Expires: 1/6/14

_____
Notary Public

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

cookslanding.wd