BILL GARRETT, Davidson County
Trans:T20130080400 DEEDWARR
Recvd: 09/17/13 11:11 3 pgs
Fees:18.00 Taxes:913.90
20130917-0097817

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-8035

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF Sept, 2013.

Notary Public

Commission Expiration: 4/2015

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Auston Cartwright
5216 Ryan Allen Cir
Whites Creek TN 37189

SEND TAX BILLS TO:
Auston Cartwright
5216 Ryan Allen Cir
Whites Creek TN
37189

MAP-PARCEL:
03402003400

WARRANTY DEED

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

Max Wayne Smith, Trustee of the Max Wayne Smith Revocable Living Trust u/a/d September 27, 2001

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

Auston Cartwright, married

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

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.

This is improved property known as 102 Cude Lane, Madison, Davidson County, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and Ie do covenant with the said GRANTEE 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 5 day of Sept, 2013.

Max Wayne Smith TTE

Max Wayne Smith, Trustee of the Max Wayne Smith Revocable Living Trust u/a/d September 27, 2001

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Max Wayne Smith, Trustee of the Max Wayne Smith Revocable Living Trust u/a/d September 27, 2001,** 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 Hendersonville, Tennessee this 5 day of September, 2013.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

LEGAL DESCRIPTION
EXHIBIT "A"

TRACT I:

A tract or parcel of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, further described according to a Survey by N. G. Jenkins, Surveyor, July 27, 1958, as follows:

Beginning at a point in the center line of Cude Lane, the Northeast corner of this tract and being a common corner of this tract and the L. B. Smith property, running thence South 43 degrees 15 minutes West 200 ft., more or less, with the L. B. Smith line to an iron pin; thence North 44 degrees 45 minutes W 39 feet more or less, to an iron pin; thence North 40 degrees 23 minutes E 200 ft., more or less, to the center of line of Cude Lane; thence with the center line of Cude Lane South 44 degrees 45 minutes E 36 ft., more or less, to the point of beginning.

Being the same property conveyed to Loyd Bradley Smith, as Trustee for the Loyd Bradley Smith Revocable Living Trust by deed from Loyd Bradley Smith of record in Instrument No. 20041001-0118583, Register's Office for Davidson County, Tennessee.

TRACT II:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

In the 10th, formerly the 20th Civil District, being known as the northerly part of Lot No. 6 and Lot No. 5 on the Map of W. J. Cude's Subdivision, as of record in Book 421, page 90, 105 and 112 RODC and shown on and described by a copy of a Survey thereof made February 26, 1948 by James A. Hamilton, Jr., Surveyor as follows: Beginning at a point in the center line of Cude Lane 81 feet Southeast from the common corner of Lots Nos. 2 and 5, said point being 396 feet Southeast from the easterly margin of the abandoned Gallatin Interurban Railroad Right-of-way, which lies adjacent to and along the margin of Gallatin pike; thence with the center line of said Cude Lane, thence southeasterly 909 feet to a point; thence southwesterly 200 feet to a point; thence northeasterly 909 ft to a point which is 81 feet Southeast from the line of lots 2 and 5 thence northeasterly, parallel to said line 200 feet to the beginning.

LESS AND EXCEPT:

Land in Davidson County, Tennessee, according to a survey by J. Bruce Rainey, Surveyor, dated 6/18/84 as follows: BEGINNING at an iron pin on the southerly margin of Cude Lane which is 464.65 feet more or less from the westerly margin of the intersection of Cude Lane and Gallatin Road; thence leaving said iron pin S 46 degrees 0 minutes 0 seconds E 794 feet along the southerly margin of Cude Lane to an iron pin; thence leaving the southerly margin of Cude Lane S 44 degrees 3 minutes 23 seconds W 173.32 feet to an iron pin; thence N 46 degrees 11 minutes 27 seconds W 235.03 feet to an iron pin; thence N 46 degrees 36 minutes 12 seconds W 544.17 feet to an iron pin; thence N 39 degrees 20 minutes 22 seconds E 180.43 feet to the point of beginning, containing 3.18 acres more or less.

Being the same property conveyed to Max Wayne Smith, Trustee of the Max Wayne Smith Rvocable living Trust u/a/d 9/27/2001 on 10/22/2007 by deed from Max Wayne Smith and Debra Ann Barrett, Co-Trustees of the Lloyd Bradley Smith Rovacble Living Trust, u/a/d 09/08/2004, filed for record on 10/24/2007 in Instrument no. 20071024-0125648, in the Register's Office for Davidson County Tennessee.