BILL GARRETT, Davidson County
Trans:T20130088728 DEEDWARR
Recvd: 10/15/13 10:05 2 pgs
Fees:13.00 Taxes:268.25
20131015-0107593

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0307HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00.

Affiant

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Notary Public
Commission Expires: 8/23/14

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rosemary Dibble 710 Mercer Drive Hermitage, TN 37076	FirstBank 6131 Shallowford Road, Ste 102 Chattanooga, TN 37421	07516000400

WARRANTY DEED

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, I/WE,

Shirley Smith aka Shirley Elizabeth Smith, married

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

Rosemary Dibble, unmarried woman

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:

Being Lot No. 40A on the Plan of Zone Lot Divisions of Lots 18, 19, 39 and 40, Meadows of Tulip Grove, Section One, as of record in Plat Book 6250, Page 471, amending Book 6200, Page 247, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peggy J. Fox, an unmarried person by Warranty Deed from Phillip A. Suits and wife, Connie N. Suits, of record in Book 10568, Page 47, Register's Office for Davidson County, Tennessee. Peggy J. Fox having since died February 12, 2011.

Further being the same property conveyed to Shirley Elizabeth (Fox) Smith and Daniel Christopher Fox thru the Last Will and Testament of Peggy Jane Fox of record as Instrument No. 20111017-0080666, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shirley Smith by Quitclaim Deed from Shirley Smith and Daniel Christopher Fox, beneficiaries of the Peggy J. Fox Estate (Docket No. #11P-234) Probate Court for Davidson County, Tennessee, to Shirley Smith, dated May 17, 2013 and filed for record August 27, 2013 in Instrument No. 20130827-0090356, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 710 Mercer Drive, 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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of October, 2013.

Shirley Smith

Shirley Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shirley Smith** 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 11th day of October, 2013.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014