BILL GARRETT, Davidson County
Trans:T20130102987 DEEDWARR
Recvd: 12/09/13 13:56 2 pgs
Fees:13.00 Taxes:3515.00
20131209-0124860

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
13-11020

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Lynne Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF Dec., 2013.

Deanna Gwyn
Notary Public

Commission Expiration: 4/4/2014

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Douglas E. Betty	Douglas E. Betty	06115031300
Laura R. Betty	Laura R. Betty	06115031400
4519 Shys Hill Road	4519 Shys Hill Road	06115031500
Nashville, TN 37215	Nashville, TN 37215	06115031600

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, WE,

Ronald C. Smith and Jeanie Johnson

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

Douglas E. Betty and wife, Laura R. Betty

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:

Property 1: 3819 Gallatin Pike, Nashville, TN 37216

Land in Davidson County, Tennessee, being Lot No. 5 in the subdivision of Maplewood Home Tract as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet of the westerly side of Gallatin Road and runs back between parrallel lines 250 feet to a dead line, said dead line being the easterly line of Lot No. 32.

Being the same property conveyed to Ronald C. Smith and Jeanie Johnson, joint tenants with rights of survivorship on 12/04/2009, by deed from Ronald C. Smith, filed for record on 01/06/2010 in Instrument No. 20100106-0001107, Register's Office for Davidson County, Tennessee.

Property 2: 3815 Gallatin Pike, Nashville, TN 37216

Land in Davidson County, Tennessee, being the northerly half of Lot No. 4 on the Map of the Maplewood Home Tract, of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 50 feet on the westerly side of the Gallatin Pike and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Ronald C. Smith and Jeanie Johnson, as joint tenants with right of survivorship, by deed from Ronald C. Smith, filed for record on 01/19/2010 in Instrument No. 20100119-0004237, Register's Office for Davidson County, Tennessee.

Property 3: 3813 Gallatin Road, Nashville, TN 37216

Being the southern half of Lot No. 4 on the Plan of the Subdivision of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 50 feet on the westerly side of Gallatin Pike and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Ronald C. Smith and Jeanie Johnson, joint tenants with rights of survivorship, by deed from Ronald C. Smith, filed for record on 01/06/2010 in Instrument No. 20100106-0001108, Register's Office for Davidson County, Tennessee.

Property 4: 3811 Gallatin Pike, Nashville, TN 37216

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Maplewood Home Tract of record in Book 421, page 174, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald C. Smith and Jeanie Johnson, as joint tenants with rights of survivorship on 01/25/2010, by deed from Ronald C. Smith and Ryan C. Smith, filed for record on 01/27/2010 in Instrument No. 20100127-0006759, Register's Office for Davidson County, Tennessee.

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 Grantees herein.

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 this 2 day of Dec., 2013.

Ronald C Smith

Ronald C. Smith

Jeanie Johnson

Jeanie Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald C. Smith and Jeanie Johnson**, 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 Nashville, Tennessee this 2 day of December, 2013.

DeAnna Gwyn

Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY