WARRANTY DEED

MEGAN AREGIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
My Commission Expires May 8, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Brady Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2000.

Megan Aregis
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/27/00 13:56 2pgs
Fees:11.00 Taxes:462.50
20001027-0106682

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brady M. Smith	Capital Bank & Trust Company	Map 83
(NAME) 108 South 16th Street	(NAME) 1820 West End Avenue	Group 09-0
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37203	Parcel 476
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David K. Counts Sr. and Wife, Robin G. Counts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brady M. Smith and Mark M. Buchanan**, 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 the northerly 49 ½ feet of the southerly 99.0 feet of Lots Nos. 14, 15 and 16 on the Plat of Lindsley park Addition, as of record in Book 547, page 76, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the western margin of South 16th Street, at a point 49 ½ feet northerly from the northerly margin of Holly Street; thence with the westerly margin of said South 16th Street, northerly 49 ½ feet; thence westerly, parallel with Holly Street, 150.0 feet, to the West line of said Lot No. 16; thence with said line, southerly 49 ½ feet; thence easterly 150.0 feet, to the beginning.

Being the same property conveyed to David K. Counts, Sr. And wife, Robin G. Counts by deed from Walter F. Moss, Jr. And wife, Brenda S. Moss of record Instrument No. 200003300031966, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 108 South 16th Street, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

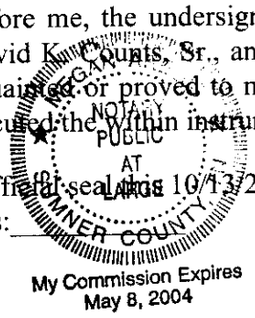
Witness my/our hand(s) this 13th day of October, 2000.

David K. Counts Sr.

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David K. Counts, Sr., and wife, Robin G. Counts the bargainor s, 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 Official seal this 10/13/2000
My Commission Expires:



Notary Public

File Number200010076
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027