|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$349,900.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|5th DAY OF March, 2008

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/10/08 10:26 2 pgs
Fees:13.00 Taxes:1294.63
20080310-0023752

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
U.C.W. Inc. Darrel Culpepper 7677 Woods Creek Road Apex, NC 27539	Kiby Smith 560 Hawks Trail Gatlinburg, TN 37738	Map 071 14 0 020.00 Parcel

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,

Kirby Smith, **unmarried**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Darrel Culpepper

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 Number 32, 33 and part of Lot 34, on the Plan of J.B. Haynie's Grove Plan, as shown by plat of record in Plat Book 57, page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kirby Smith, by deed from Nashville Any Offer Real Esate, LLC, a Tennessee Limited Liability Company, dated September 5, 2007, of record in Instrument No. 20070906-0107067 Register's Office for Davidson County, TN.

INVESTMENT PROPERTY ONLY, AND HAS NEVER BEEN THE RESIDENCE OF THE GRANTOR.

Power of Attorney for Grantor recorded of record Instrument No. 20080310-0023751, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2008 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 103 Fern Avenue Nashville, TN 37207
(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 hand(s) this 5th day of March, 2008.

Kirby Smith

By, Ed Clay, attorney in fact
For Kirby Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ed Clay, Attorney in Fact for Kirby Smith, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of Kirby Smith, for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2008.

My Commission Expires: 03/07/2011

NOTARY PUBLIC James C Smith

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 3-5-08

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027