This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20110014335 DEEDWARR
Recvd: 03/10/11 09:01 2 pgs
Fees:13.00 Taxes:1250.60
20110310-0019041

ADDRESS NEW OWNER:
Don R. McEachern, Jr. & Christi L. McEachern
209 Danyacrest Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 85.11-0-5.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Patricia L. Smith,** hereinafter called the **Grantors,** do hereby convey unto **Don R. McEachern, Jr. and wife, Christi L. McEachern,** hereinafter called the **Grantees,** all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land located in the Third Civil District of Davidson County, Tennessee, being a portion of the H.E. Stanford Farm and described according to a copy of a survey thereof made by Turner Engineering Company on July 25,, 1960, and being described on said Turner Survey as Tract A and described as follows:

Beginning at a concrete monument in the southeasterly margin of Jenry Drive, opposite a turn into Danyacrest Drive; thence along Jenry Drive, North 29 degrees 53 minutes East 144.2 feet to a concrete monument and continuing with the margin of Jenry Drive, Northeasterly around a slight curve, 194.8 feet to a point; said point being the northwesterly corner of Lot No. 267 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Page 83, Register's Office for said County; thence along the line of Lots Nos. 267 and 266 on said Section IV, South 67 degrees 19 minutes East 284.9 feet to a concrete monument; thence North 62 degrees 01 minute East 57 feet to a corner of Tract "C"; thence along the lines of Tracts A,B, and C, as follows: South 21 degrees 52 minutes West 192.2 feet to a point; thence South 25 degrees 10 minutes West 204 feet to the Northeasterly margin of Danyacrest Drive; thence with the margin of the same, Northwesterly around a slight curve, 30 feet to a concrete monument and continuing North 76 degrees 06 minutes West 36 feet to a concredte monument and continuing Northwesterly around a slight curve, 242 feet to a concrete monument and continuing North 61 degrees 06 minutes West 15.2 feet to the beginning of a curve; thence around said curve, northerly 39.7 feet to the point of beginning.

Being the same property conveyed to Kenneth E. Smith, III and wife, Patricia Smith on April 1, 1996 by Warranty Deed of record in Book 10001, Page 242, Register's Office for Davidson County, Tennessee. Title now vests in Patricia L. Smith by virtue of a Quitclaim Deed being recorded simultaneously herewith in Instrument No. 20110310-0019040, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If

the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 209 Danyacrest Drive, Nashville, TN 37214

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 18th day of February, 2011.

Patricia L. Smith

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Patricia L. Smith known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 18th day of February, 2011.

Notary Public in and for the
State of Tennessee My Commission Expires: 6/18/12

KIMBERLY R HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $338,000.00.

Affiant

Sworn and subscribed before me on February 18, 2011.

Notary Public

My Commission Expires : 6/18/12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY