WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $119,000.00.

Carol A. Smith
Affiant

Subscribed and sworn to me on March 15, 2011.

Brenda Huntsman
NOTARY PUBLIC

7/27/15 - Commission Expires

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24881SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carol A. Smith Steve Smith 213 Cumberland Trace Nashville, TN 37214	Primelending, a Plains-Capital Company 18111 Preston Rd., Suite 900 Dallas, TX 75252	73-16-A-213

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Linda M. Boyte, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Carol A. Smith and husband Steve Smith, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 213 as shown on the Plat of Cumberland Trace of record in Book 5200, page 724, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowners' Association, all as described in Book 6218, page 528, in said Register's Office.

Being the same property conveyed to Linda M. Boyte, unmarried, by Deed from Edna M. Duffy, unmarried, of record as Instrument No. 20080421-0040473 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 5200, page 724, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Cumberland Trace Homeowners' Association, Inc., of record in Book 6218, page 528, and amended by Amended Rules and Regulations of record as Instrument No. 20040405-0038158, and further amended by First Amendment recorded as Instrument No. 20090825-0080066 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110015832 DEEDWARR
Recvd: 03/17/11 10:03 2 pgs
Fees:13.00 Taxes:440.30
20110317-0020944

4. Quitclaim Deed for common areas and open space to Cumberland Trace Homeowners' Association of record in Book 6218, page 525, in said Register's Office.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 213 Cumberland Trace, Nashville, TN 37214.

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 GRANTOR does covenant with the said GRANTEES that she 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 our hands on March 15, 2011.

Linda M. Boyte

Linda M. Boyte

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 15, 2011, before me personally appeared Linda M. Boyte to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on March 15, 2011.

Frances A. Boyd

FRANCES A. BOYD
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

My Commission Expires: 11-4-13