THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050391** BILL GARRETT, Davidson County Trans:T20110031923 DEEDWARR Recvd: 05/31/11 08:55 2 pgs Fees:13.00 Taxes:969.40 20110531-0041043	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $262,000.00. Affiant Subscribed and sworn to before me, this26th day of May, 2011. Notary Public My Commission Expires: My Commission Expires September 9, 2014

WILLIAM CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Beth A. Grubb 410 N 16th St Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08310000400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caleb Carnahan Gray and Conor Christopher Lynch, as joint tenants with the right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beth A. Grubb and husband, Mark W. Smith**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, PLAN OF J. J. TAMBLE TRACT, as shown on plat of record in Plat Book 421, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Caleb Carnahan Gray and Conor Christopher Lynch, as joint tenants with right of survivorship by Warranty Deed from Robert J. Blair and wife, JoAnn E. Blair, recorded on the 13th day of July, 2005 in Instrument No. 20050713-0081410, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF J. J. TAMBLE TRACT, as recorded in Plat Book 421, Page(s) 29.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 410 N 16th St Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2011.

Caleb Carnahan Gray

Conor Christopher Lynch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caleb Carnahan Gray and Conor Christopher Lynch, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014