Box 44
2 Gsm

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***345,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20110039342 DEEDWARR
Recvd: 06/30/11 14:16 2 pgs
Fees:13.00 Taxes:1276.50
20110630-0050215

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 29th day of June, 2011.

Notary Public

My Commission Expires: 8.29.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Howard Smith, Jr. 1329 Wexford Downs Lane Nashville, Tennessee 37211	Wells Fargo Bank, N.A. 10401 Deerwood Park Blvd Bldg 1, 4th Fl. Jacksonville, TL 32256	MAP 172-14-0 B PARCEL 231.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Five Thousand and 00/100 Dollars ($***345,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Mark A. Silverman and wife, Lorie E. Silverman, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Howard Smith, Jr. and wife, Tameka Corlew, (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 No. 160 on the Plan of Subdivision Plat of Winfield Park, A Cluster Lot Development, Phase 2, Section 2, of record as Instrument No. 20030422-0052787 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mark A. Silverman and wife, Lorie S. Silverman, by Warranty Deed dated March 21, 2007, from Jonathan J. Berarducci and wife, Meghan L. Berarducci, of record as Instrument No. 20070326-0036183 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1329 Wexford Downs Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Subdivision Plat of Winfield Park, A Cluster Lot Development, Phase 2, Section 2, of record as Instrument No. 20030422-0052787 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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

29th IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the day of June, 2011.

Mark A. Silverman

Mark A. Silverman

By: Christie Wilson
Christie Wilson
Attorney in Fact

Lorie S. Silverman

Lorie S. Silverman

By: Christie Wilson
Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Mark A. Silverman and Lorie S. Silverman and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Mark A. Silverman and Lorie S. Silverman.

WITNESS my hand and official seal this 29th day of June, 2011.

Mitchell A Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY