THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Selina Harris
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 11-1040

After recording return to:
Realty Title and Escrow Co.
599 Sam Ridley Pkwy W. #103
Smyrna, TN. 37167

BILL GARRETT, Davidson County
Trans:T20110067259 DEEDWARR
Recvd: 10/27/11 09:44 2 pgs
Fees:13.00 Taxes:573.50
20111027-0083531

Property Address:
1500 Shelby Avenue, Nashville, TN 37206
083.13-0-501.00

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Edward Smith and Maho Smith, Husband & Wife, Tenants by the Entirety with right of Survivorship**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Sara L. Cole, Unmarried**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's office for Davidson, Tennessee, to which reference is made for the complete description.

Said Lot No. 1 fronts 50 feet on the Southerly side of Shelby Avenue and runs back between parallel lines, with the Easterly margin of South 15th Street, 150 feet to an alley.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Shaleen T. McCormick, a single woman, dated April 13, 2011, and recorded April 15, 2011, in the Register of Deeds for the County of Davidson, as Document No. 20110415-0029156.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2011 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 24th day of October, 2011.

_____{Seal}
Edward Smith

_____{Seal}
Maho Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of October, 2011, before me the undersigned officer, personally appeared Edward Smith and Maho Smith, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and [illegible] acknowledged that they, executed same as their free act and deed.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

_____
Notary Public

My Commission expires: 5-5-2015

Grantors' Name, Address, Phone:
Edward Smith and Maho Smith

Send tax bills to:
Grantee's Name, Address, Phone:
Sara L. Cole
1500 Shelby Avenue
Nashville, TN. 37206

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $155,000.00

Subscribed and sworn before me this the 24th day of October, 2011.

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

(Affix Seal)

_____
Affiant

_____
Notary Public

Comm exp. 11/22/2014