(2)

BILL GARRETT, Davidson County
Trans:T20110073281 DEEDWARR
Recvd: 11/18/11 14:55 2 pgs
Fees:13.00 Taxes:1147.00
20111118-0090610

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Alicia Stewart
Affiant

Subscribed and sworn to before me, this the 14th day of November, 2011.

Notary Public

My commission expires: 7-25-2012

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robin K. Smith	**New Owner**	Map 93-61-J, Parcel 106.00CO
PO Box 1495		
Banner Elk, NC 28604		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Triple M Ranch, L.L.C., a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin K. Smith

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1614, of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument Number. 20061004-0122833 as amended in Instrument Number 20061004-0122834, Instrument Number 20070711-0082578 and Instrument Number 20100616-0046702, together with Attorneys Certificate of record in Instrument Number 20061004-0122836, and further amended in Instrument Number 20111006-0077592, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements, and Grantor's interest in the Limited Common Elements as set forth is said Master Deed, all to which reference is made for a more complete description.

Being the same property conveyed to Kristine K. Matlock, unmarried by Warranty Deed dated November 3, 2006 from Viridian Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20061113-0140663, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Kristine L. Kenworthy, as Trustee under the provisions of a trust agreement entitled the "Kristine L. Kenworthy Revocable Trust", dated June 4, 2009 by Deed in Trust dated June 4, 2009, from Kristine K. Matlock (now known as Kristine L. Kenworthy), of record in Instrument No. 20090622-0058124, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Triple M Ranch, L.L.C., a Tennessee limited liability company by Quitclaim Deed dated July 30, 2010, from Kristine Kenworthy, formerly known as Kristine K. Matlock, a single woman, of record in Instrument No. 20100825-0067120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Triple M. Ranch LLC, a Tennessee limited liability company by Quitclaim Deed from Kristine L. Kenworthy, Trustee of the Kristine L. Kenworthy Revocable Trust dated June 4, 2009 dated November 14, 2011 and recorded in Instrument No. 20111118 0090609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 415 Church Street Unit 1614, Nashville, TN 37219.

Map 93-61-J, Parcel 106.00CO is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF November 14, 2011:

Kristine Lynne Kenworthy

Triple M Ranch, L.L.C. by Kristine Lynne Kenworthy, chief manager

---

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, KRISTINE LYNNE KENWORTHY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be CHIEF MANAGER of TRIPLE M RANCH, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 14th day of November, 2011.

My Commission Expires: 7.25.12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20111384R