File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51175
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph Bart Smith Katherine Hande Smith 208 Page Road Nashville, Tennessee 37205	Farmington Financial Group 2323 21st Avenue South Suite 301 Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 13005012600

BILL GARRETT, Davidson County
Trans:T20120016341 DEEDWARR
Recvd: 03/06/12 09:02 2 pgs
Fees:13.00 Taxes:1517.00
20120306-0019425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Seth J. Scholer and spouse, Caroline M. Scholer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Bart Smith and spouse, Katherine Hande Smith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8, Block 5 on the Plan of Highlands of Belle Meade of record in Book 547, page 180, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with and subject to a Joint Driveway Agreement of record in Doc. No. 20050517-0055679, re-recorded in Doc. No. 20050519-0056656, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seth J. Scholer and wife, Caroline M. Scholer by Warranty Deed from James A. Mercer and wife, Rebecca G. Mercer, dated June 17, 1996 and recorded on June 19, 1996 of record in Book 10092, page 85, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 180, said Register's Office. Joint Driveway Agreement of record in Doc. No. 20050517-0055679, re-recorded in Doc. No. 20050519-0056656, said Register's Office. Easement for sanitary sewers storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6273, page 661, said Register's Office.

This is improved property, known as: 208 Page Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of March, 2012.

Seth J. Scholer

Caroline M. Scholer

State of TENNESSEE

County of DAVIDSON

On this 2nd day of March, 2012 , before me the undersigned authority, personally appeared Seth J. Scholer and Caroline M. Scholer , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $410,000.00

Katheri H. Smith
Affiant

Sworn and subscribed before me this the 5th day of March, 2012

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public