BOX 10-B

BILL GARRETT, Davidson County
Trans:T20120046814 DEEDWARR
Recvd: 06/25/12 14:51 2 pgs
Fees:13.00 Taxes:455.10

20120625-0055601

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Richard J. Wyford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF JUNE, 2012.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRONT PORCH PROPERTIES, LLC	**SAME**	**085-11-0-016.00**
(NAME) **5543 EDMONDSON PIKE #69**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CLARA A. SMITH, FORMERLY KNOWN AS CLARA H. SMITH, UNMARRIED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRONT PORCH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No.118, as shown on the map entitled Stanford Country Club Estates, Section Three, of record as Plat Book 2900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 118 fronts 97.06 feet on the easterly side of Edgemount Drive and runs back 165 feet on the northerly line and 150 feet on the southerly line to a dead line on which it measures 115.86 feet.

Being the same property conveyed to CHARLES RAYMOND SMITH and wife, CLARA H. SMITH, by deed from CARL BATSON and wife, BETTYE H. BATSON, of record as Book 3101, page 523, dated July 23, 1960, said Register's Office. The said Charles Raymond Smith having since died, leaving Clara H. Smith as the surviving tenant by the entirety.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2900, page 67 and any and all easements, conditions and restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3049 EDGEMONT DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25th day of JUNE, 2012.

x Clara A Smith

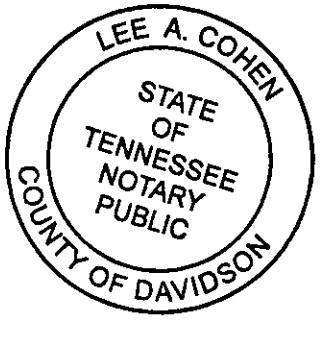
CLARA A. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CLARA A. SMITH** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2012.

My commission expires: MAY 5, 2015



Lee A. Cohen

Notary Public