WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/12 13:07 2 pgs
Fees:13.00 Taxes:736.30
20120629-0057353

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$199,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of June, 2012

Notary Public
My Commission expires: 1-6-2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Benjamin G. Smith	Pinnacle National Bank	071-15-0-379.00
171 British Woods Dr	150 3rd Avenue South, Suite 900	
Nashville, TN 37217	Nashville, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Adam Meier**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin Smith, a married man, Brianna Sterling, a married woman, husband and wife as joint tenants**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 147 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel Katcher and wife, Christine Katcher by deed from Washington Mutual Bank on September 25, 2002, of record in Instrument Number 20110923-0073905, Register's Office for Davidson County, Tennessee. And further conveyed to Adam Meier, from Daniel Katcher and wife, Christine Katcher, by deed on September 21, 2011, of record in Instrument Number 20110923-0073908, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 49, Register's Office Davidson County, Tennessee.

This is improved property known as: **1202 Meridian Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 28, 2012.

Adam Meier

STATE OF Colorado
COUNTY OF Summit

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adam Meier** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2012

My commission expires 6-28-12

Casey N Martin
Notary Public

CASEY N. MARTIN NOTARY PUBLIC STATE OF COLORADO

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY