THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071453** BILL GARRETT, Davidson County Trans:T20120062018 DEEDWARR Recvd: 08/20/12 14:01 2 pgs Fees:13.00 Taxes:1480.00 20120820-0074550	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 16th day of August, 2012. Notary Public My Commission Expires: 9/8/2013

WARRANTY DEED

Address New Owner: 717 Investments, LLC 4503 Yancey Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13016004300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alfred M. Smith, Sr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **717 Investments, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, being Lot No. 1 on the Map of Cherry Acres Subdivision, as of record in Book 2083, Page 35, Register's Office for said County. Said Lot No. 1 is described as follows:

Beginning at a point on the easterly margin of Carlton Drive, as established on said plan at the northwest corner of this lot in the south lin eof No. 2; thence with the line between Lots 1 and 2, easterly 251.8 feet to a point; thence southerly 382.7 feet to the northerly margin of Hemingway Drive; thence with the margin of same westerly 147 feet to a point; thence northwesterly along a curve, 59.1 feet to the easterly margin of Carlton Drive; thence with the margin of same northerly along a curve 75.4 feet to a point continuing with the same northerly along a slight curve 189.4 feet to the point of beginning.

Being the same property conveyed to Alfred S. Smith and wife, Dorothy D. Smith by deed from James E. French, a single person recorded May 22nd, 1987 in Book 7245, Page 436 in the Register's Office of Davidson County. The said Alfred S. Smith and Alfred M. Smith, Sr. are one and the same person. The said Dorothy D. Smith having since died.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

The Plan of record in Book 2083, Page 35, Davidson County Register of Deeds, shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description.

This is improved property located at 2202 Hemingway Drive Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2012.

Alfred M. Smith, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alfred M. Smith, Sr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2012.

Notary Public
My Commission Expires: _____



My Commission
Expires
September 9, 2014