WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30797
(Davidson County File Box 9-B)

G-KW-12-3332

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel R. Fleming	Avenue Bank	
3332 Cain Harbor Drive	(NAME) 3823 Cleghorn Avenue	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37215	62-2-B-130.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DANIEL DEE SMITH, JR. AND MELODY SHEA SMITH, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHANIEL R. FLEMING, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 63, ABBINGTON PARK, PHASE ONE, SECTION THREE, FIRST AMENDMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040728-0090230, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DANIEL DEE SMITH, JR. AND MELODY SHEA SMITH, HUSBAND AND WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION (FORMERLY KNOWN AS BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS), RECORDED ON THE 2ND DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050802-0089991, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20040728-0090230; INSTRUMENT NO. 20030303-0027406; INSTRUMENT NOS. 20030213-0020075, 20040518-0058461, 20081008-0101931, 20081031-0108645 AND 20010402-0031520; BOOK 2242, PAGE 513, BOOK 1163, PAGE 341 AND BOOK 1198, PAGE 525; INSTRUMENT NO. 20030303-0027405; INSTRUMENT NO. 20060811-0098951; INSTRUMENT NOS. 20040407-0039568 AND 20050201-0011848; INSTRUMENT NO. 20030109-0004246; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3332 Cain Harbor Drive, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20120072570 DEEDWARR
Recvd: 09/26/12 11:13 2 pgs
Fees:13.00 Taxes:592.00
20120926-0087516

Witness my/our hand(s) this 24th day of September, 2012.

Daniel Dee Smith, Jr.

Melody Shea Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Dee Smith, Jr. and Melody Shea Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of September, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903