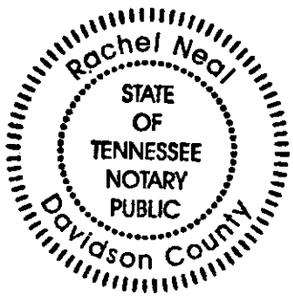
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Brown **Anne K. Brown**	New owner	**118-11-163**
(NAME) **3506 Franklin Pike**	(NAME)	**118-11-162**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Amy Williams Smith and Earl J. Smith, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Brown and wife, Anne K. Brown**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being described according to a survey dated June 28, 2006, by John Kohl and Company, a Division of the Schnieder Corporation, Patrick S. Coode Registered Land Surveyor No. 855 to wit: Beginning at the Northwest corner of the David Hart property of record in Instrument No. 200404120040995, on the Easterly right of way of a frontage road leading to Franklin Pike said point being N 38 deg 04'19" E 163.55' feet from a highway monument on said right of way; thence N 38 deg 04'19" E 261.88 feet to a highway monument; thence S 87 deg 44'36" W 98.97 feet to a highway monument; thence N 32 deg 25'27" E 263.16 feet to a highway monument in the Westerly right of way of I-65; thence with said right of way S 28 deg 40'50" E 234.51 feet to an iron pin; thence S 28 deg 41'01" E 208.00 feet; thence leaving said I-65 S 85 deg 01'56" W 417.60 feet to the point of beginning and containing 1.88 acres more or less.

*See also attached Exhibit A.

Being the same property conveyed by Amy Williams Smith by deed from Woodmont Hills Church of Christ, Inc., A Tennessee non profit corporation of record in Instrument NO. 20100526-0040466, in the Register's Office of Davidson County, Tennessee.

The said Earl J. Smith, Jr., former husband of the said Amy Williams Smith, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have acquired in subject property while said parties were married.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **3506 Franklin Pike, Nashville, TN 37204**
(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.

BILL GARRETT, Davidson County
Trans:T20120088189 DEEDWARR
Recvd: 11/19/12 11:04 3 pgs
Fees:18.00 Taxes:1964.70
20121119-0106380

Witness my hand this 15th day of November, 2012.

Amy Williams Smith

Earl J. Smith, Jr.

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 Amy Williams Smith and Earl Smith, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th DAY OF NOVEMBER, 2012.

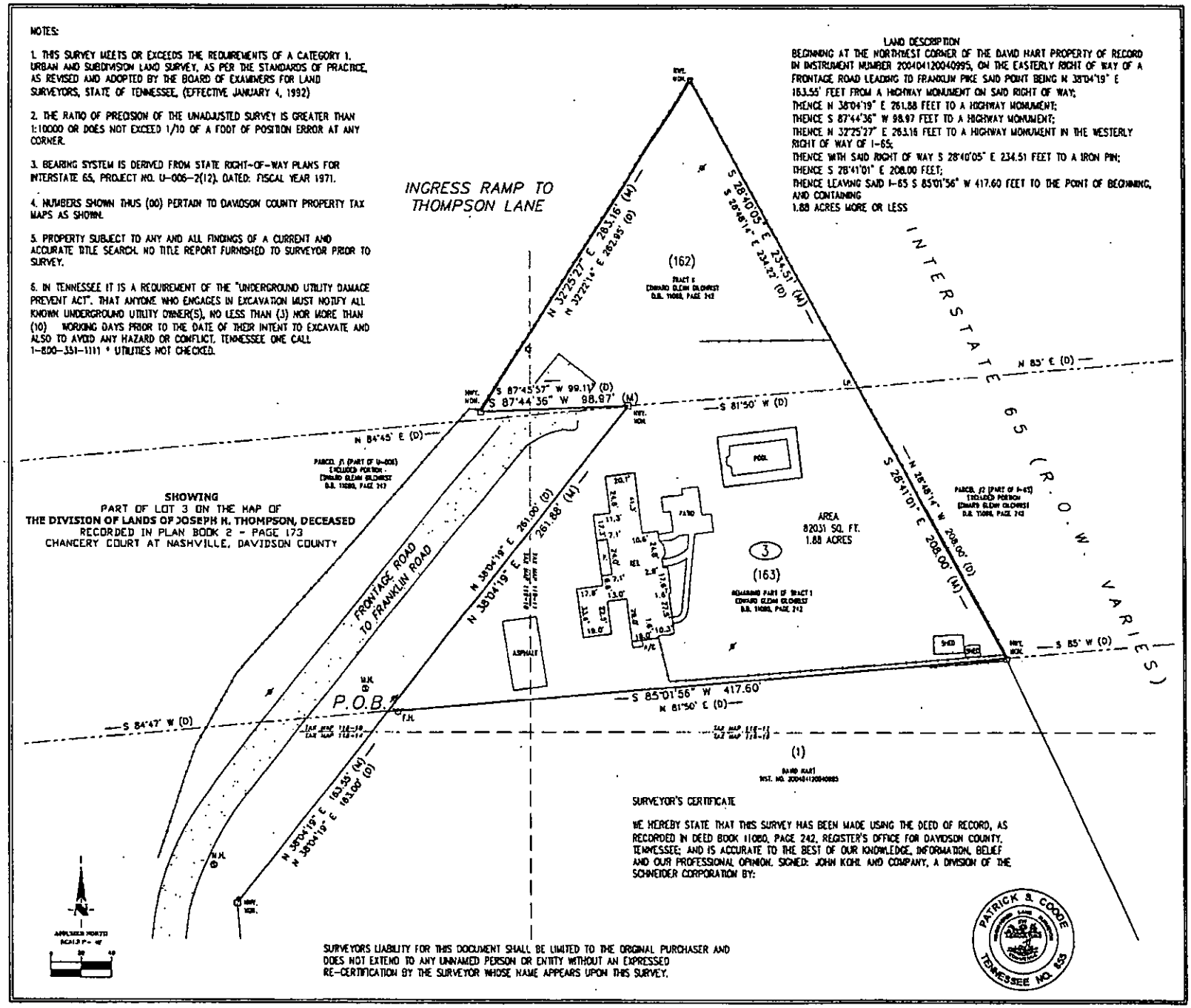
Commission expires: 7/6/2015

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JULY 6, 2015

Earl J. Smith, Jr.

Exhibit A.



KOHL

John Kohl and Company
a division of The Schneider Corporation
400 7th Avenue South
Nashville, TN 37203
Telephone: 615.255.2536
Fax: 615.254.7000
www.schneidercorp.com

Schneider Locations
Indiana
Indianapolis
Lafayette
Carmel
Avon
Merrillville
Iowa
Ames
North Carolina
Charlotte
Tennessee
Nashville

WOODMONT HILLS
CHURCH OF CHRIST
PROPERTY SURVEY

3505 FRANKLIN PIKE
NASHVILLE, TENNESSEE 37204

DATE:	PROJECT NO.:
JUNE 28, 2006	6060.001
DRAWN BY: JSW	CHECKED BY: PSC

SHEET TITLE: PROPERTY SURVEY

DRAWING FILES: M:/SS/6060.001/A000.DWG

SHEET NO.: ONE

OF 1