THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122688** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $1,230,000.00. Affiant Subscribed and sworn to before me, this27th day of December, 2012. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Cheryl Glass Smith 423 Westview Ave Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11615001200

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, **George L. Yowell and wife, Norene B. Yowell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl Glass Smith**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, BLOCK 6, RESUBDIVISION OF PART OF ROYAL OAKS, as shown on plat of record in Plat Book 974, Pages 4 and 5, 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 George L. Yowell and wife, Norene B. Yowell by Deed from John Lucian Davis and Marguerita C. Davis, recorded on the 16th day of August, 1988 in Deed Book 7628, Page 226, in the Register's Office of Davidson County, Tennessee.

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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PART OF ROYAL OAKS, as recorded in Plat Book 974, Page(s) 4 and 5.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 423 Westview Ave Nashville TN 37205.

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.

BILL GARRETT, Davidson County
Trans:T20130001293 DEEDWARR
Recvd: 01/04/13 15:29 2 pgs
Fees:13.00 Taxes:4625.00
20130104-0001492

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 27th day of December, 2012.

George L. Yowell

Norene B. Yowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George L. Yowell and Norene B. Yowell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014