Mail to,

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31085**<br>**File Box 9-B** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>Jim R. Vanderpool, P.C.<br>256 Seaboard Lane, Suite G-104<br>Franklin, TN 37067<br><br>The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 28th day March, 2013.<br><br>Notary Public<br><br>My Commission Expires: |

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-08-2016

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Clinton Smith<br>2002 20th Ave S.<br>Nashville TN 37212 | **Send Tax Bills To:**<br>Same | **Tax Information:**<br>Map and Parcel No.:<br>104 120 14200 |

**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, **Elizabeth A. Alexander and Adam T. Ross, wife and husband,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clinton A. Smith and wife, Holly S. Smith** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2002 - 20th Avenue South, Nashville, TN 37212.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20130025976 DEEDWARR
Recvd: 04/01/13 14:22 3 pgs
Fees:18.00 Taxes:1887.00
20130401-0031615

**IN WITNESS WHEREOF**, Grantors have executed this instrument on the 21st day of March, 2013.

Elizabeth A. Alexander

Adam T. Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth A. Alexander and husband, Adam T. Ross, 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 at office this 21st day of March, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 14 in the Plan of George W. Blair's First Subdivision of Belmont Heights, as found of record in the Office of the Register for said County, in Book No. 161, page 175, revised in Book 332, page 56, and Book 332, page 117.

Beginning on the easterly side of 20th Avenue South, at the south line of said Lot No. 14, running thence eastwardly with said southerly line 189 feet to an alley; thence northerly with the west margin of said alley, 50 feet, thence westerly parallel with the southerly line of said lot 189 feet to the east margin of said 20th Avenue and thence along said margin of 20th Avenue southerly fifty (50) feet to the point of beginning, according to a survey by Barry Greer & Associates, Registered Land Surveyor, dated February 15, 1993.

Being the same property conveyed to Elizabeth A. Alexander and Adam T. Ross, by deed dated August 15, 2005, from Robert F. Barsky and wife, Patricia Foxen, of record in Instrument No. 20050825-0101961, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 161, page 175, revised in Book 323, page 56, and Book 332, page 117, Register's Office for Davidson County, Tennessee.