BOX 10-A

THIS DOCUMENT PREPARED BY:
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-1896

BILL GARRETT, Davidson County
Trans:T20130027412 DEEDWARR
Recvd: 04/04/13 12:06 2 pgs
Fees:13.00 Taxes:2257.00
20130404-0033369

Property Address:
1005 Balmoral Drive, Nashville, TN 37220
14508001200

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Pamela Wells Hopkins, Successor Trustee of The Lavonne Wells Smith Revocable Trust dated 9/30/96**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Olivia Ruth Tomlin**, Unmarried, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Tract One on the plan of Lealand Manor, Fifth Addition, Block B, not of record, as shown on survey by M. F. Himes, Surveyor, dated august 11, 1953, and being Lot No. 5 on the Plan of the J. L. Perry Subdivision of said Block, as of record in Book 2133, Page 126, Register's Office of said County, and being more particularly described as follows:

Beginning in the southerly margin of Balmoral Drive, the northeast corner of Lot No. 4 on said Plan of the J. L. Perry Subdivision; thence southeasterly with the line between Lots 4 and 5 of said Plan, 302.4 feet to a monument in the southerly line of the property conveyed to Jesse L. Perry, Jr., by deed from F. W. McNeill, Jr., etc., of record in Book 2197, Page 584, said Register's Office, the common corner of Lots Nos. 4 and 5 on said Plan; thence S 83 deg. 48 min. E, passing a monument, in all 220 feet to the southwest corner of Lot No. 6; thence northerly with the line between Lots Nos. 5 and 6, 265.1 feet to the southerly margin of a turnaround westerly and northerly 68.5 feet to the southerly margin of Balmoral Drive; thence westerly wityh said margin of said Drive, 307.5 feet to the point of Beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME property conveyed to Lavonne Wells Smith, Trustee under Trust Agreement dated 9/30/96 (The Lavonne Wells Smith Revocable Trust) by deed from Charles B. Smith and wife, Lavonne B. Smith, dated 9/25/98 of record in Book 11169, Page 914, Register's Office of Davidson County, Tennessee. Lavonne Wells Smith has since died and Pamela Wells Hopkins, through Modification of Trust by Nonjudicial Settlement Agreement prepared and executed in compliance with TCA Sec. 35-15-11, has succeeded as Trustee of said Trust.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $610,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 1st day of April, 2013.

Pamela Wells Hopkins Trustee {Seal}
Pamela Wells Hopkins, Successor Trustee of The Lavonne Wells Smith Revocable Trust dated 9/30/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of March, 2013, personally appeared before me, the undersigned authority, Pamela Wells Hopkins, Successor Trustee of The Lavonne Wells Smith Revocable Trust dated 9/30/96, known to me (or satisfactorily proven) and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Notary Public

My Commission expires: 9/8/13

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Grantee's Name/Address:
Olivia Ruth Tomlin
1005 Balmoral Drive
Nashville, TN 37220

SEND TAX STATEMENTS TO THE GRANTEE
TAX MAP/PARCEL: 14508001200

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 610,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF April 20 13
Deputy Register