BILL GARRETT, Davidson County
Trans:T20130039519 DEEDWARR
Recvd: 05/13/13 09:14 3 pgs
Fees:17.00 Taxes:0.00
20130513-0047777

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Stan J. Smith & Mary P. Smith, Trustees 1815 Woodmont Boulevard Nashville, Tennessee 37215	SAME	117 11 0E 001.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stanley J. Smith and Mary P. Smith**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stan J. Smith and Mary P. Smith, Trustees of The Stan & Mary Smith Living Trust, established by the Revocable Trust Agreement of Stan J. Smith and Mary P. Smith, dated February 20, 2013**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of May, 2013.

Stanley J. Smith

Stanley J. Smith

Mary P. Smith

Mary P. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stanley J. Smith and Mary P. Smith, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2013.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 138-A on the plan of Bentley Park Condominiums, of record in Book 6900, page 153 and as further set forth in the Master Deed and By Laws of record in Book 7076, page 56, Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to William L. Furlow and wife, Vanessa M. Furlow by deed from Fairfax Development Company of record in Book 7677, page 219, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7076, page 560, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Being the same property conveyed to Stanley J. Smith and spouse, Mary P. Smith, by deed from William L. Furlow and wife, Vanessa M. Furlow, of record in Book 8788, page 63, Register's Office for Davidson County, Tennessee.

Stan J. Smith and Stanley J. Smith are one and the same person.

This is improved property known as 1815 Woodmont Boulevard, Nashville, Tennessee 37215.