WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: March 5, 2016
(AFFIX SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans: T20130047183 DEEDWARR
Recvd: 06/06/13 09:20 2 pgs
Fees: 13.00 Taxes: 1285.75

20130606-0057407

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Steinberg	J. P. Morgan Chase Bank, N.A.	172-14-0-B
(NAME)	(NAME) P.O. Box 78420	(MAP)
1445 Wexford Downs Lane	~~1500 West Third Street~~	103.00 CO
(ADDRESS)	(ADDRESS) Phoenix, AZ 85062-8420	(PARCEL)
Nashville, TN 37211	~~Cleveland, OH 44113~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, George Todd Smith and wife Grace S. Smith, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto David Steinberg and wife, Helene S Wheeler and Scott R. Wheeler, as joint tenants with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Minor Revision Winfield Park Phase 2, Section 1, Revision 1, Lots 94 -108, 110 -121, 126-128 & 132-133, of record in Instrument No. 20010313-0024106 as revised in Instrument No. 20080122-0006550, in the Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Todd Smith and wife, Grace S. Smith by Warranty Deed from Franklin Heritage Homes, L.L.C., of record in Instrument No. 20030522-0070359, Register's Office for Davidson County, Tennessee, dated May 8, 2003, and recorded May 22, 2003

This is improved property known as 1445 Wexford Downs Lane, Nashville, Tennessee 37211.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1445 Wexford Downs Lane, Nashville, Tennessee 37211

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.

Witness my/our hand(s) this 30th day of May, 2013.

George Todd Smith

Grace S. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared George Todd Smith; Grace S. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of May, 2013.

Notary Public

JENNIFER S. DUNLAP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/23/13