RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

File No.2013054

WARRANTY DEED

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JUNE, 2013

Notary Public

MY COMMISSION EXPIRES: June 21, 2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130050199 DEEDWARR
Recvd: 06/14/13 11:05 2 pgs
Fees:13.00 Taxes:1292.97

20130614-0060974

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Smith and Cheryl Renee Smith	Fifth Third Mortgage Company	128-15-0A-087 CO
(NAME) 112 Zuric Ct.	(NAME) 5001 Kingsley Dr. MD:1MOCBQ	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cincinnati, OH 45227	
(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 considerations, the receipt of which is hereby acknowledged, We, **Jamie Larocca and wife Jennifer Larocca,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **John C. Smith and Cheryl Renee Smith, Husband and wife,** hereinafter called the grantee(s), THIER heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 7, as shown on the map entitled Still Spring Hollow Subdivision, Section 2, Phase 1, of record in Instrument No. 20031111-0164936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jamie Larocca and wife, Jennfier Larocca, by deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments, Ltd., a Delaware Corporation and Oakland Investments, Ltd, a Delaware Corporation, of record as Instrument No. 20051102-0132408, dated October 28, 2005, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 112 Zuric Ct., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 7 day of June, 2013.

Jamie Larocca

Jennifer Larocca

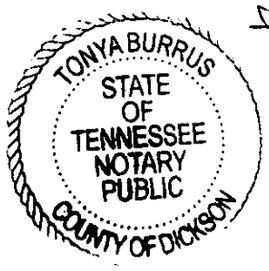
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Jamie Larocca and Jennifer Larocca the bargainor(s), 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 and official seal this 7 day of June, 2013.

Commission expires: June 21, 2016



Notary Public

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