@ Bot 36 24601

STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20130053316 DEEDWARR
Recvd: 06/24/13 13:33 2 pgs
Fees:13.00 Taxes:1794.13
20130624-0064612

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2013.

Notary Public
MY COMMISSION EXPIRES:
File No. G13-6920D

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer Barrett Pile, an unmarried woman (NAME)	SAME AS NEW OWNER (NAME)	131 15 E 002.00 CO
4700 Benton Smith Rd. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Gregory S. Flaugh and Kevin Anne Flaugh, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Barrett Pile, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit B of Benton Smith Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Benton Smith Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060828-0105967, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Benton Smith Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20060828-0105967, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Gregory S. Flaugh and Kevin Anne Flaugh, husband and wife, by Deed dated 3/27/09 from Melissa V. Avery, unmarried of record as Instrument No. 20090401-0029515, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Matters shown on plan of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee and as Exhibit "B" of the

Declaration of Covenants and Restrictions of record as Instrument No. 20060828-0105967, in said Register's Office.

2. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Benton Smith Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060828-0105967, Register's Office for Davidson County, Tennessee to which reference is hereby made for more particulars.
3. Charter of the Benton Smith Townhomes Corporation of record as Instrument No. 20060828-0105966 together with the By-Laws of said Corporation of record as Exhibit "C" of Instrument No. 20060828-0105967, Register's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signatures of Gregory S. Flaugh and Kevin Anne Flaugh are signed by their duly appointed Attorney-in-fact Marc O. Flaugh, pursuant to the Power of Attorney recorded in Instrument # 20130624-0064611, said Register's Office.

This is improved property, known as 4700 Benton Smith Rd., Nashville, TN 37215.

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. Whenever 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 21st day of June, 2013.

GREGORY S. FLAUGH Gregory S. Flaugh

By: _____, Attorney in Fact June 21, 2013
Marc O. Flaugh, Attorney-in-Fact Date

KEVIN ANNE FLAUGH Kevin Anne Flaugh

By: _____ Attorney-in-Fact June 21, 2013
Marc O. Flaugh, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc O. Flaugh, Attorney-in-Fact for Gregory S. Flaugh and Kevin Anne Flaugh, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of June, 2013.

My Commission Expires: 9/24/2014

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066