Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13050034

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF June, 2013.

NOTARY PUBLIC

My Commission expires: 9/29/14

Address of New Owner	Send Tax Bills To:	Tax Information:
Samara L. Stern 1411 Janie Avenue Nashville, TN 37216	Same	061-16-315

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Elizabeth Jane Luna Smotherman and Frances Suzanne Luna Clement and Richard M. Johnston,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Samara L. Stern, unmarried,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 21 of Block D, on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said lot fronts 100 feet on the easterly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to P. David Luna by deed from Daniel T. Leech dated 06/02/1998 and recorded 06/04/1998 at Book 10961, page 986, Register's Office for Davidson County, Tennessee. P. David Luna having died 01/11/2012 leaving a Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, No: 12P1503. Under the terms the Last Will and Testament of P. David Luna, property vested in equal shares to Elizabeth Jane Luna Smotherman, Frances Suzanne Clement, and Richard M. Johnstone. A release of TennCare was obtained 01/25/2012 a copy of which is present in the above referenced probate file.

This is improved property generally located:
1411 Janie Avenue, Nashville, TN 37216

SUBJECT TO THE FOLLOWING:

1. 2013 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 843, Page 95 , Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.8.

BILL GARRETT, Davidson County
Trans:T20130053719 DEEDWARR
Recvd: 06/25/13 11:01 2 pgs
Fees:13.00 Taxes:751.10
20130625-0065184

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Elizabeth Jane Luna Smotherman, Frances Suzanne Luna Clement, and Richard M. Johnston** has/have caused this instrument to be executed, this the 21 day of June, 2013

Elizabeth Jane Luna Smotherman — Richard M. Johnston

Elizabeth Jane Luna Smotherman **Richard M. Johnston**

Frances Suzanne Luna Clement

Frances Suzanne Luna Clement

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Elizabeth Jane Luna Smotherman, Frances Suzanne Luna Clement, and Richard M. Johnston,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 21 day of June, 2013.

My commission Expires: 9/29/13

NOTARY PUBLIC

LEWIS COUNTY McCOY