THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31278-06-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $51,150.00. Affiant Subscribed and sworn to before me this 24th day of June, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Michael Tharrett and wife, Kim Tharrett 10485 Country Junction Clarkston, MI 48348	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 040 000 17600

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 of which is hereby acknowledged, **Vanessa Vinsant, now Smith, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Tharrett and wife, Kim Tharrett,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7078 Old Hickory Boulevard, Whites Creek, TN 37189.

Subject property is not now, nor has it ever been, the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herelf, her heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of June, 2013.

Vanessa Vinsant Smith

Vanessa Vinsant Smith

BILL GARRETT, Davidson County
Trans: T20130055648 DEEDWARR
Recvd: 07/01/13 12:51 3 pgs
Fees: 18.00 Taxes: 189.26

20130701-0067579

CHARLES C. JAMES JR.
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2014
COMMISSION # 7054352

COMMONWEALTH OF VIRGINIA
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Vanessa Vinsant Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of June, 2013.

Charles C. James Jr.
Notary Public

VANESSA V. SMITH. VA DMV DL

My Commission Expires: 7-31-14

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Gary B. Thompson Property, of record in Plat Book 8250, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Gary Bracey Thompson and Timothy J. Scovill as joint tenants with rights of survivorship, by quitclaim deed dated July 8, 2008, from Gary B. Thompson, of record as Instrument No. 20080819-0085255, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record as Instrument No. 20101119-0092817, Register's Office for Davidson County, Tennessee. Gary Bracey Thompson died on June 21, 2012. Under the terms of his will, probated in Buckingham County, Virginia, subject property was devised to his daughter, Vanessa Vinsant (now Smith). See Certification of Official Record filed as Instrument No. 20130304-0021441, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Vanessa Vinsant Smith by quitclaim deed dated June 19, 2013, from Timothy J. Scovill, of record as Instrument No. 20130701-0067578 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 8250, page 159, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7640, page 629, and Book 8280, page 956, Register's Office for Davidson County, Tennessee.
4. Easement for gas line of record in Book 2137, page 361, Register's Office for Davidson County, Tennessee.
5. Easement to Tennessee Natural Gas Lines, Inc. of record in Book 1318, page 643, Register's Office for Davidson County, Tennessee.
6. Easements to Southern Bell Telephone & Telegraph Co. of record in Book 756, page 542, and Book 875, page 12, Register's Office for Davidson County, Tennessee.