Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $156,500.00

Emily Jones
Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public
My commission expires: 3/21/17

03-1305-37982

Address of New Owner:	Send Tax Bills to:	Tax Information
Bradley Smith		061-04-0-081.00
4900 Log Cabin Rd.	New Owner	
Nashville TN 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Compass Realty, LLC, a North Carolina Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bradley Smith**, hereinafter called the Grantees, their successors 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 the Southern portion of a lot marked "R.M. Condra" on the Map of Hayesboro Development Company's Subdivision, of record in Book 1130, Page 47, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the Easterly margin of Log Cabin Road, at the Northwest corner of Lot No. 15 on said plan; thence, with said road North 4° 20' East 111.1 feet to and iron pin; thence, Easterly 152.7 feet to an iron pin the Northwest line of Lot No. 13 on said plan; thence, along the real line of Lot Nos. 13 & 14, South 51° 30" West 142.8 feet to the corner of Lots Nos. 14 & 15; thence, along the rear line of Lot No. 15, South 80° 30' West 50.9 feet to the beginning.

Being the same property conveyed to Kelly C. Boyce by deed from Stephen Bloch, unmarried, and Holly Butler, unmarried, dated May 24, 2007, recorded May 25, 2007, of record in Instrument No. 20070525-0062524, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated September 15, 2011, recorded September 26, 2011, of record in Instrument No. 20110926-0074082, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Compass Realty, LLC by deed from Fannie Mae A/K/A Federal National Mortgage Association, dated January 30, 2012, recorded February 3, 2012, of record in Instrument No. 20120203-0010047, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Compass Realty, LLC, a registered North Carolina Limited Liability Company by Quitclaim Deed from Compass Realty, LLC, dated March 9, 2012, recorded March 12, 2012, of record in Instrument No. 20120312-0021077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4900 Log Cabin Rd., Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20130057002 DEEDWARR
Recvd: 07/03/13 15:18 2 pgs
Fees:13.00 Taxes:579.05
20130703-0069307

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of June, 2013.

Compass Realty, LLC, a North Carolina
Limited Liability Company
By: Martin Krug, Sole Member

STATE OF North Carolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martin Krug, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he is the sole member of Compass Realty, LLC, a North Carolina Limited Liability Company, and that he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand in Buncombe, NC, this ~~27th~~ 28th day of June, 2013.

Amanda H. Combs

My Commission expires: May 9th, 2015

AMANDA H. COMBS
My Commission Expires
NOTARY
PUBLIC
05-09-15
WAKE COUNTY, NC