BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130066221 DEEDWARR
Recvd: 08/02/13 10:12 2 pgs
Fees:13.00 Taxes:2586.30
20130802-0080790

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133325

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Daryl W. Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2013.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adriana Kipper Smith and Daryl W. Smith 1530 Graybar Ln. Nashville, TN 37215	SAME	117-12-0-B-002.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Ninety Nine Thousand and 00/100 Dollars ($699,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRUCE WILLIAMS AND WIFE, SHARON WILLIAMS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ADRIANA KIPPER SMITH AND DARYL W. SMITH, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

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 Graybar Lane 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 Graybar Lane Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20051227-0153538, 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 Grayhar Lane 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, 20051227-0153538, 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 Bruce Williams and wife, Sharon Williams, by Warranty Deed from GEL Investments, G.P., a Tennessee General Partnership, dated 3/1/2006, recorded 3/3/2006, of record in Instrument No. 20060303-0024852, in the

Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1530 Graybar Lane, Nashville, TN, 37215.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of August, 2013.

BRUCE WILLIAMS

SHARON WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bruce Williams and wife, Sharon Williams, 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 seal, this the 1st day of August, 2013.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014