BILL GARRETT, Davidson County
Trans:T20130072275 DEEDWARR
Recvd: 08/21/13 12:26 2 pgs
Fees:13.00 Taxes:259.00
20130821-0088184

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $70,000.00. _____ Affiant Subscribed and sworn to before me, this 21st day of August, 2013. _____ Notary Public My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Address New Owner As Follows: Michael T. Holland P.O. Box 159118 Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 073-07-0-186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leah S. Smith, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael T. Holland, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52A on the plan of Zone Lot Division of Lots 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53, Section Three, Cabin Hill Subdivision, as recorded in Book 6250, page 361, being a revision of Section Three, Cabin Hill Subdivision of record in Book 5200, page 713, as amended in Book 6258, page 200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leah S. Smith by deed from Two Rivers Duplexes, a joint venture, of record as Instrument No. 20040809-0095752, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters and restrictions as shown on the Plan of record in Book 5200, page 713, as amended in Book 6250, page 361and in Book 6258, page 200, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 6430, page 508, and Book 9412, page 317, said Register's Office.

4. Sewer Easements of record in Book 6181, page 107, Book 6209, page 475, Book 6407, page 273, and Book 6846, page 616, said Register's Office.

This is improved property known as: **2214 A Cabin Hill Road, Nashville, TN 37214.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of August, 2013.

Leah S. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leah S. Smith, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of August, 2013

(Seal)

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: 03/03/2015