THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***165,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20130073385 DEEDWARR
Recvd: 08/26/13 10:15 2 pgs
Fees:13.00 Taxes:610.50
20130826-0089562

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 23rd day of August, 2013.

Notary Public

My Commission Expires: 8.21.2017

ADDRESS OF NEW OWNER

Joanna K. Rosenblum
1006 Gillock Street
Nashville, Tennessee 37216

SEND TAX BILLS TO

SWBC Mortgage Corp.
9311 San Pedro Ave., #100
San Antonio, TX 78216

MAP & PARCEL NOS.

MAP 061-15-0
PARCEL 295.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($***165,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Ryan J. Smith, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Joanna K. Rosenblum, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Ross T. Hughes Subdivision of Lot No. 11 in Patterson and Young's Subdivision of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ryan J. Smith, a single man, by Warranty Deed dated October 31, 2008, from Robert W. Slate II, an unmarried man, of record as Instrument No. 20081107-0110957 in the Register's Office for Davidson County, Tennessee.

Lisa J. Smith, spouse of Ryan J. Smith, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 1006 Gillock Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Ross T. Hughes Subdivision of Lot No. 11 in Patterson and Young's Subdivision of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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, the GRANTOR has executed this instrument on this the 23rd day of August, 2013.

Ryan J. Smith

Lisa J. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan J. Smith and Lisa J. Smith, the bargainors, 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 official seal this 23rd day of August, 2013.

Notary Public

My Commission Expires: 8.21.2017

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY