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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31352-07-2013** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $283,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 29th day of August, 2013.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

# WARRANTY DEED

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| **Address New Owner:**<br>Peter B. Hemstead, Lisa Ann Hemstead<br>3819 Dartmouth Avenue<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>USAA Federal Savings Bank<br>10750 McDermott Freeway<br>San Antonio, TX 78288 | **Tax Information:**<br>Map and Parcel No.:<br>116 080 11700 |

**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, **Robert W. Smith, II, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter B. Hemstead and Lisa Ann Hemstead, husband and wife,** ("Grantee"), its successors, 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 3819 Dartmouth Avenue, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

This is not now nor has it ever been the marital principal residence of the Grantor herein.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on the 29th day of August, 2013.

Robert W. Smith, II

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 29th day of August, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130076380 DEEDWARR
Recvd: 09/04/13 11:26 2 pgs
Fees:13.00 Taxes:1047.10

20130904-0093092

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 and the West 10 feet front and 10.1 (erroneously referenced as 13.1 on the Deed in Instrument No. 20090401-0029219, Register's Office for said County) feet rear of Lot No. 9, on the Plan of Block C, Woodmont Lane Homesites, as shown on plat of record in Plat Book 1130, page 13, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 10 and part of Lot No. 9 adjoin together 85 feet on the southerly margin of Dartmouth Lane and extends back 172.2 feet on the westerly line and 182.98 feet, more or less, on the easterly line to a line in the rear measuring 85.7 feet thereon.

Being the same property conveyed to Robert W. Smith, II, unmarried, by deed dated May 28, 1996, from James M. Sokolowski and wife, Rachel W. Sokolowski of record in Book 10064, page 321, Register's Office for Davidson County, Tennessee. Robert W. Smith, II having married and subsequently divorced. Deanna Francine Dill, formerly known as Deanna Francine Dill Smith, conveyed her interest in subject property to Robert Wendell Smith, II, by quitclaim deed dated September 14, 2008, of record in Instrument No. 20090401-0029219, Register's Office for Davidson County, Tennessee. Robert W. Smith, II and Robert Wendell Smith, II are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 1153, page 230, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.