RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133421

BILL GARRETT, Davidson County
Trans:T20130077954 DEEDWARR
Recvd: 09/09/13 14:11 2 pgs
Fees:13.00 Taxes:869.50
20130909-0095021

WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2013.

NOTARY PUBLIC

My commission expires: 7-6-15

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
Michael A. Smith and Cristy L. Smith 8116 Settlers Way Nashville, TN, 37221	Franklin American Mtg. 501 Corporate Centre Dr Ste 400 Franklin, TN 37067	126-15-0-A-286.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JASON A. BRAKE AND AIMEE S. BRAKE, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL A. SMITH AND CRISTY L. SMITH, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 62 on the plan of Section Seven, Boone Trace at Biltmore of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason A. Brake and Aimee S. Brake, husband and wife, by Warranty Deed from Jeremy K. Hiett and Hailey H. Hiett, husband and wife, dated 2/9/2006, recorded 2/13/2006, of record in Instrument No. 20060213-0017099, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 8116 Settlers Way, Nashville, TN, 37221.

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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees 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 Grantees.

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 Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of September, 2013.

JASON A. BRAKE

AIMEE S. BRAKE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jason A. Brake and Aimee S. Brake, 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 6th day of September, 2013.

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Brooke Smith
Printed Notary Name

My commission expires: 11-3-15