This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 09/12/13 13:31 3 pgs
Fees:18.00 Taxes:370.00
20130912-0096372

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of September, 2013, by and between Jacqueline L Perry, unmarried, party of the first part, and Craig C Smith and Twanna Smith, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee being Lot No. 197 and Lot No. 198 on the Plan of Royal Hills, Section 3, of record Book 4860, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.

Being all or part of the same property conveyed to Jacqueline L. Perry by virtue of that certain Quit Claim Deed dated June 5, 1997, at Book 10485, Page 942 and Book 10165, Page 822 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jacqueline L Perry

Jacqueline L Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jacqueline L Perry, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of September, 2013.

Notary Public

My Commission Expires: 07/03/17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MEMORIE WHITE

Property Owner & Address:	Craig C Smith and Twanna Smith 585 Phipps Drive, Nashville, TN 37218
Tax Parcel No	05812003200
Property Address:	585 Phipps Drive Nashville, TN 37218
MAIL TAX BILLS TO:	**GMFS, LLC** **7389 Florida Blvd** **Suite 200A** **Baton Rouge, LA 70806**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of September, 2013.

Notary Public

My Commission Expires: 07/3/17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

20130819

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016