This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20130082699 DEEDWARR
Recvd: 09/24/13 14:26 2 pgs
Fees:13.00 Taxes:826.95
20130924-0100478

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Aaron J. Smith & Tanja R. Smith, et al
3220 Knobview Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel No: 84.16-0-194.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **The McEachern Family Trust by and through its Co-Trustee, Don R. McEachern, Jr.** hereinafter called the **Grantor**, does hereby convey unto **Aaron J. Smith and Tanja R. Smith, husband and wife and Aaron G. Smith and wife, Betty R. Smith as joint tenants with the right of survivorship as to each couple** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 43 on the Plan of Nob Hill Subdivision of a part of the A.H. Roberts tract and shown on record in Plan Book 2663, Page 31 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot Number 43 fronts 150 feet on the easterly line of Knobview Drive and extends back 350 feet on the southerly line and extends back 220 fet on the northerly line to a dead line in the rear on which it measures 198 feet thereof.

Being the same property conveyed to The McEachern Family Trust on May 2, 2005 by Quitclaim Deed of record in Instrument No. 20050511-0053252, Register's Office for Davidson County, Tennessee. Said Trust sets out Don R. McEachern and Bette W. McEachern as the Trustees of the Trust. Don R. McEachern passed away on January 27, 2013. An Amendment to the Trust dated November 5, 2012 and executed by Don R. McEachern and Bette W. McEachern deletes Article VII, paragraph (F), subparagraph (1) of the Trust and inserts language naming Don R. McEachern, Sr, Barbara McEachern and Don R. McEachern, Jr. as Co-Trustees who "may act independently of each other".

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee

shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 3220 Knobview Drive, Nashville, TN 37214

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor 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.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 9/20/13 day of September, 2013.

Don R. McEachern, Jr. Co-Trustee

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Don R. McEachern, Jr. , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Co-Trustee of The McEachern Family Trust, the within named bargainor, that he as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Co-Trustee.

SUBSCRIBED AND SWORN TO BEFORE ME this 20 day of September, 2013.

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public in and for the
State of Tennessee

My Commission Expires: 5/23/16

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $223,499.00.

Affiant

Sworn and subscribed before me on September 20, 2013.

Notary Public

5-23-16

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY