Box 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF OCTOBER, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRAND CANYON PROPERTIES, LLC	**SAME**	**071-12-0-224.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130087742 DEEDWARR
Recvd: 10/10/13 10:49 3 pgs
Fees: 18.00 Taxes: 44.40
20131010-0106427

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, THOMAS LEE FULLER, ROBERT SMOOT, AND LUCINDA SMOOT, BEING ALL THE DEVISEES AND/OR HEIRS AT LAW OF TERRY F. SMOOT, ERNEST LEROY FULLER, JR., AND WILLIAM ERNEST SMOOT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS,** A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 151, as shown on the map entitled the Plan of Victory Heights, of record in Book 1130, page 97, 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 ERNEST LEROY FULLER ET UX, TERRY FAYE FULLER, by deed from JAMES EDWARD BROWN ET UX BETTY A. BROWN, of record in Book 4995, page 396, dated February 4, 1976, said Register's Office. Ernest Leroy Fuller a/k/a Ernest Leroy Fuller, Jr. and Terry Faye Fuller n/k/a/ Terry F. Smoot divorced on November 30, 1982, of record in Case No. 82D1240, Circuit Court Clerk's Office of Davidson County devising each party an undivided one-half interest as tenants in common. The said Terry Faye Fuller n/k/a Terry F. Smoot having since died on or about May 17, 2012. Affidavit of Heirship as to the Heirs at Law of Terry Faye Fuller n/k/a Terry F. Smoot of record in Instrument No. 20130918-0098337 devises Thomas Lee Fuller, as to 1/4 undivided interest and William Ernest Smoot, as to an 1/4 undivided interest, said Register's Office. The said William Ernest Smoot having since died on or about November 25, 2012. Affidavit of Heirship as the Heirs at Law of William Ernest Smoot, Jr. of record in Instrument No. 20130930-0102351 devises Robert Smoot, as to 1/8 undivided interest and Lucinda Smoot, as to 1/8 undivided interest, said Register's Office. The said Ernest Leroy Fuller a/k/a Ernest Leroy Fuller, Jr. having since died on or about March 11, 2013. The Will of Ernest Leroy Fuller, Jr. in Volume 13P1366 of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee devised subject property to Thomas Lee Fuller. Also see Affidavit of Heirship as the Heirs of Ernest LeRoy Fuller, Jr. of record in Instrument No. 20130918-0098338, said Register's Office.

This conveyance is subject to all matters as set forth on the plan of record in Plat Book 1130, page 97, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

unimproved ( )
This is improved(X) property, known as **722 ONEIDA AVENUE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of October, 2013.

THOMAS LEE FULLER

ROBERT SMOOT

LUCINDA SMOOT

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 **Thomas Lee Fuller**, the bargainor, 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 and official seal at office this 9th day of October, 2013.

My commission expires: **MAY 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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 **Robert Smoot**, the bargainor, 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 and official seal at office this 9th day of October, 2013.

My commission expires: March 03, 2015

Deanna D. Hendrickson
Notary Public

DEANNA D. HENDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lucinda Smoot**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of October, 2013.

My commission expires: _____

_____
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of October, 2013.

THOMAS LEE FULLER

ROBERT SMOOT

Lucinda Smoot

LUCINDA SMOOT

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 **Thomas Lee Fuller**, the bargainor, 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 and official seal at office this _____day of October, 2013.

My commission expires: **MAY 5, 2015**

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Smoot**, the bargainor, 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 and official seal at office this _____day of October, 2013.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lucinda Smoot**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of October, 2013.

My commission expires: 06-25-2017

RYAN J. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

_____
Notary Public