WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of November, 2013

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John A. Hlad	NEW OWNER	Parcel ID:
4844 Concord Dr.		149020A09800
Hermitage, TN 37076		

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

Lorraine W. Smith, Trustee of the E & L Smith Family Trust dated 12/7/92

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John A. Hlad and wife, Haydee Hlad

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 28-B, Zone Lot Division, Lots Nos. 23 thru 32, Piccadilly Square Phase I, of record in Plat Book 5200, Pages 720, 721, and 722 and amended in Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to E & L Smith Family Trust dated December 7, 1992, Elliot D. Smith and Lorraine W. Smith, Trustors and Trustees by Quitclaim Deed from Elliot D. Smith and wife, Lorraine W. Smith, of record in Instrument 200007250073408, dated July 24, 2000, Register's Office for said County. The said Elliot D. Smith is now deceased.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683; Book 6236, Page 703; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6380, Page 739; Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; and Book 6300, Page 431, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 720, 721, and 722 and amended in Book 6250, Page 468, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1040 Regents Park Circle, Antioch, TN 37013

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 my hand this 18th day of November, 2013.

The E & L Smith Family Trust dated 12/7/92
By:

Lorraine W. Smith, Trustee

BILL GARRETT, Davidson County
Trans: T20130098586 DEEDWARR
Recvd: 11/20/13 10:20 2 pgs
Fees: 13.00 Taxes: 148.00

20131120-0119613

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 Lorraine W. Smith, Trustee of the E & L Smith Family Trust dated 12/7/92, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the
purposes therein contained.

Witness my hand and official seal this 18th day of November, 2013.

My Commission Expires: 9-9-14

Notary Public

