THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130100277 DEEDWARR
Recvd: 11/26/13 15:30 2 pgs
Fees:13.00 Taxes:3607.50
20131126-0121565

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***975,000.00.

Affiant

Subscribed and sworn to before me this 25 day of November, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Randal S. Mashburn 3516 Hopkins Street Nashville, Tennessee 37215	Randal S. Mashburn 3516 Hopkins Street Nashville, Tennessee 37215	MAP 117-11-0K PARCEL 001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Nine Hundred Seventy Five Thousand and 00/100 Dollars ($***975,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Overton T. Smith and Jeanette E. Smith, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Randal S. Mashburn and Janice D. Mashburn, husband and wife, (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 Unit No. 3516 Hopkins as shown on Exhibit "C" to the Master Deed for Hopkins at Graybar Condominium of record as Instrument No. 20050510-0052782 and re-recorded as Instrument No. 20050524-0058665 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Overton T. Smith and wife, Jeanette E. Smith, by Warranty Deed dated June 1, 2005, from Bob Haley, married, of record as Instrument No. 20050603-0063552 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3516 Hopkins Street, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2014 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on Exhibit "C" to the Master Deed for Hopkins at Graybar Condominium of record as Instrument No. 20050510-0052782 and re-recorded as Instrument No. 20050524-0058665 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 25 day of November, 2013.

Overton T. Smith

Jeanette E. Smith

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 Overton T. Smith and Jeanette E. Smith, the bargainors, 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 official seal this 25 day of November, 2013.

Notary Public

My Commission Expires: 6.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY