(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100467 DEEDWARR
Recvd: 11/27/13 11:11 2 pgs
Fees:13.00 Taxes:2009.10
20131127-0121772

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $543,000.00.

Affiant

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

Notary Public
My Commission expires: 03-07-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thomas A. Smith	Tennessee Bank & Trust	p/o 105-14-0-008.00
911 S. Douglas Avenue, Unit A	4007 Hillsboro Road	
Nashville, TN 37204	Nashville, Tn 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hays and Associates, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas A. Smith and wife, Ellen L Smith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Private Element Unit A, on the Plan of 911 South Douglas Condominiums, a Condominium (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 911 South Douglas Condominiums, a Condominium of record in Instrument Number 20130208-0013280, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 911 South Douglas Avenue, a Condominium with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20130208-0013280, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Hays and Associates, LLC by Warranty Deed from James A. Smith, unmarried of record in Instrument Number 20120927-0088118, Register's Office for Davidson County, Tennessee, dated September 25, 2012 and recorded on September 27, 2012.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20130208-0013280, Register's Office for Davidson County, Tennessee.

This is improved property known as: **911 S. Douglas Ave, Unit A, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 25, 2013.

Hays and Associates, LLC

By Don Hays

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of November, 2013, before me, appeared Don Hays, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of Hays and Associates, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Don Hays acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

