This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/09/13 09:50 3 pgs
Fees:18.00 Taxes:503.85
20131209-0124681

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of December, 2013, by and between Thomas Smith and Boydie Smith, a married couple, party of the first part, and Raymond Earley and Anetra Earley, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 38, on the Map of Walnut Grove Subdivision, of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 94.6 feet on the southwesterly margin of Theodore Road and extends back between lines 133.8 feet on the northwesterly line and 145 feet on the southwesterly line to a dead line in the rear measuring 90.1 feet thereon.

Being all or part of the same property conveyed to Thomas A.Smith and Boydie L. Smith, by virtue of that certain Warranty Deed dated August 30, 2004, at Instrument No. 20040901-0105747 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Thomas Smith

Boydie Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Thomas Smith and Boydie Smith, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of December, 2013.

Notary Public

My Commission Expires: 6-13-2017

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Property Owner & Address:	Raymond Earley and Anetra Earley 206 Theodore Rd Nashville, TN 37214
Tax Parcel No	08414008600
Property Address:	206 Theodore Road Nashville, TN 37214-2024
MAIL TAX BILLS TO:	Regions Mortgage 2050 Parkway Office Circle **Birmingham, AL 35244**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $136,175.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of December, 2013.

Notary Public

My Commission Expires: 10-13-2017

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

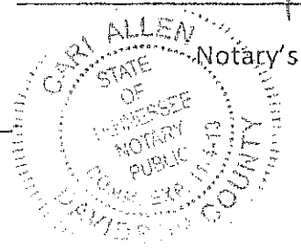
State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature



My Commission Expires: 11-4-13