WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tana Nicole Smith	New Owner	105-01-0-153.00
(NAME)	(NAME)	
1013 15th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED THAT WE, **CHARLES S. GARDNER AND JANICE GARDNER, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANA NICOLE SMITH, MARRIED,** 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:

SEE ATTACHED EXHIBIT "A"

BILL GARRETT, Davidson County
Trans:T20130105876 DEEDWARR
Recvd: 12/19/13 14:34 3 pgs
Fees:18.00 Taxes:1017.50
20131219-0128414

This is: Improved property, known as 1013 15TH Avenue South (House Number) (Street) Nashville, TN 37212 (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 10 day of Dec 2013.

Charles S. Gardner

Janice Gardner

STATE OF Connecticut
COUNTY OF Fairfield

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Charles S. Gardner and Janice Gardner, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Greenwich, ~~Tennessee~~ Connecticut, this 10 day of December, 2013.

Notary Public

My Commission Expires:

AUDREY SOPHIA MULLAGALYAMOVA
Notary Public
Connecticut
My Commission Expires Sep 30, 2018

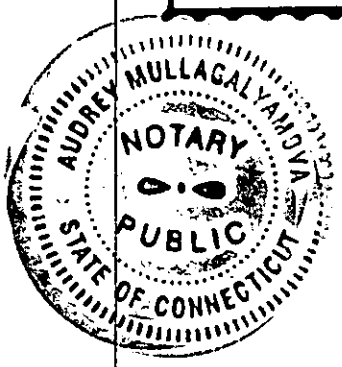


Exhibit "A"

Lot 48, B.F. SHIELDS HEIGHTS ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles S. Gardner and Janice Gardner, tenants in common with rights of survivorship by Quitclaim Deed from Charles C. Gardner, married, recorded on the 31st day of July, 2012 in Instrument No. 20120731-0067416, in the Register's Office of Davidson County, Tennessee; Also being all of the same property conveyed to Charles S. Gardner and Janice Gardner, married and Charles C. Gardner, unmarried, all as joint tenants with right of survivorship, by Warranty Deed from Mark T. Harvey and A. Celeste Harvey, husband and wife as recorded on the 8th day of August, 2006 in Instrument No. 20060808-0097443, Register's Office for said County.