This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/08/14 08:21 3 pgs
Fees:18.00 Taxes:846.93
20140108-0001877

ADDRESS NEW OWNER:
James Sidney Smith, Jr.
594 Hill Creek Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Acopia, LLC
306 Northcreek Blvd.,
Ste. 100
Goodlettsville, TN 37072

MORTGAGEE:

_____
_____
_____, _____ _____

MAP 147-14
GROUP
PARCEL 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Halie Fisher and Benjamin Fisher, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James Sidney Smith, Jr. and Barbara A. Smith, husband and wife,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of Candlestick Farms, Section Four, of record in Plat Book 3600, page 71, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Halie Fisher and Benjamin Fisher, married by deed from Charles R. and Rebel S. Gamble, married of record in Instrument no. 20060719-0086969, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **594 Hill Creek Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **3rd** day of **January, 2014.**

Halie Fisher

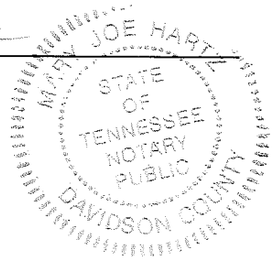
Benjamin Fisher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Halie Fisher and Benjamin Fisher, married**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of January, 2014.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $228,900.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 6-5-16



True Copy Certification

I, Cheryl Dillon, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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