BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13120079

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $174,000.00.

Affiant

Subscribed and sworn to before me, this 9 day of January, 2014.

Notary Public
My Commission Expires: ____

BILL GARRETT, Davidson County
Trans:T20140001889 DEEDWARR
Recvd: 01/09/14 12:21 2 pgs
Fees:13.00 Taxes:643.80
20140109-0002374

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacquelynn J. Brown 328 Summit Ridge Cir Nashville TN 37215	~~New Owner~~ First Community Mtg. 275 Robert Rose Dr. Murfreesboro, TN 37129	Tax Parcel ID No. 131050B32800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary C. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacquelynn J. Brown, a single woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 328 on the Plan of Four Seasons Condominiums, of record in Book 5050, Page 30, Register's Office for Davidson County, Tennessee, and as Exhibit "D" to Master Deed of record in Book 6841, Page 390, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Zachary C. Smith by Warranty Deed from Lucy Shivas Smith, a married woman, recorded on the 1st day of November, 2010 in Instrument No. 20101101-0087298, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5050, Page(s) 30.

Charter of Homeowners' Association, recorded in Book 6855, Page 917 amended in Book 8176, Page 697.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS Condominiums of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 6869, Page 162 re-recorded in Book 6870, Page 966.

Easement Agreement recorded in Book 6869, Page 157 amended in Book 7776, Page 899.

Easement Agreement recorded at Instrument No. 20010912-0099679.

Grant of Easement recorded at Instrument No. 20120521-0043888.

This is improved property located at 328 Summit Ridge Cir Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8TH day of January, 2014.

Zachary C. Smith by Richard Smith, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Smith,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Zachary C. Smith,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8TH day of January, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014