This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20140004467 DEEDWARR
Recvd: 01/21/14 13:22 2 pgs
Fees:13.00 Taxes:432.53
20140121-0005542

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Chasity Nicolle Welch Smith , et vir
4924 Shadowlawn Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Avenue South #900
Nashville, TN 37201

Map & Parcel No: 76.05-0-061.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Dawn S. Taylor a single woman** hereinafter called the **Grantors**, do hereby convey unto **Chasity Nicolle. Welch Smith and James Logan Smith wife and husband** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being all of Lot No. 56 on the plan of Hidden Hills, as shown by plat and survey of same appearing of record in Book 4860 Page 43 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joseph D. Taylor and wife, Dawn S. Taylor on March 19, 1999 by Warranty Deed of record in Book 11396, Page 975, Register's Office for said County. Joseph D. Taylor having quitclaimed his interest in the subject property to Dawn S. Taylor by quitclaim deed being recorded simultaneously herewith in Instrument No 20140121-0005541, Register's Office for said County.

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 subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 4924 Shadowlawn Drive, Hermitage, TN 37076.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this

10 day of January, 2014.

Dawn S. Taylor

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Dawn S. Taylor known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 10 day of January, 2014.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5/23/16

STATE OF Tennessee
COUNTY OF Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $116,900.00.

Affiant

Sworn and subscribed before me on January 10, 2014.

Notary Public

My Commission Expires: 9/21/15

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY