File 25857-8

BOX 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140024544 DEEDWARR Recvd: 04/11/14 08:52 2 pgs Fees:13.00 Taxes:421.80 20140411-0030348	The actual consideration or value, whichever is greater, for this transfer is **$114,000.00.** Affiant Subscribed and sworn to before me, this the 7th day of April, 2014. Notary Public My commission expires: 5-20-14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

NOTARY PUBLIC STATE OF TENNESSEE FRANCES RUDY DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas A. Smith	Thomas A. Smith	**061-03-0-120.00**
916 Solley Drive	716 New Hall Dr.	
Nashville, TN 37216	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lewis Baird Graham, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas A. Smith, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 27 and the westerly 16 feet of Lot No. 28 of Block "K" on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Clayton Graham, married, by Warranty Deed from Jennifer S. Dunlap, Trustee, with full power to sell, transfer, and convey without joinder of any beneficiary, of record in Instrument No. 20040702-0078911, Register's Office for Davidson County, Tennessee, and further by Quitclaim Deed dated October 18, 2004, from Clayton Graham, unmarried, to Lewis Baird Graham, of record in Instrument No. 20050111-0004089, said Register's Office.

The property conveyed herein is not the principal place of residence of the Grantor or his spouse.

This instrument is being executed on behalf of Lewis Baird Graham, pursuant to a Power of Attorney executed by him on the 6th day of March, 2014, of record in Instrument No. 20140411-0030347, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **916 Solley Drive, Nashville, TN 37216**

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 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 my/our hand(s) this **7th** day of **April, 2014.**

Lewis Baird Graham
by Clayton M. Graham,
Attorney-in-Fact

Lewis Baird Graham by Clayton M. Graham, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of April, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Clayton M. Graham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Lewis Baird Graham** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Lewis Baird Graham**, for the purpose therein contained, by signing the name of **Lewis Baird Graham,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **April, 2014.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.