WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Steven S. Tarquine
Affiant

Subscribed and sworn to before me, this 21st day of April, 2014

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140027663 DEEDWARR
Recvd: 04/23/14 11:10 2 pgs
Fees:13.00 Taxes:851.00
20140423-0034126

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven S. Tarquine		159000
(NAME)	(NAME)	(MAP)
1003 Harlequin Boulevard	New Owner	0260.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Terry W. Smith, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Steven S. Tarquine and wife Amy L. Tarquine, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat Agincourt Subdivision Revision One of record in Plat at Instrument No. 20070315-0031515, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Terry W. Smith and wife, Ruth E. Smith by deed from BBY, Inc., an Illinois corporation, (formerly known and authorized to do business in Tennessee as Action Mobile Industries, Inc) of record in Instrument No. 20031015-0153080 Register's Office for Davidson County, Tennessee, dated October 14, 2003 and recorded on October 15, 2003. (Value or consideration as shown in aforementioned deed $825,000.00.); and further

Being a portion of the same property conveyed to Terry W. Smith by deed from Ruth E. Smith of record in Instrument No. 20040504-0050538 Register's Office for Davidson County, Tennessee, dated May 03, 2004 and recorded on May 04, 2004. (Value or consideration as shown in aforementioned deed $- 0 -.)

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 2 Agincourt, Brentwood, Tennessee 37027

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.

THE SUBJECT PROPERTY HAS NEVER BEEN THE RESIDENCE OF GRANTOR HEREIN.

Witness my/our hand(s) this 21st day of April, 2014.

Terry W. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Terry W. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of April, 2014.

Notary Public

My Commission Expires: 1/9/2016

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE