BILL GARRETT, Davidson County
Trans:T20140028630 DEEDWARR
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Fees:13.00 Taxes:858.03
20140428-0035322

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Ronald D. Smith and wife, Janice B. Smith, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and David Joe Boyd and wife, Sandra Jean Boyd, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot Number 150 on the Plan of Final Plat Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Plat Instrument No. 20011026-0117231, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald D. Smith and wife, Janice B. Smith by deed dated October 31, 2002 of record in Instrument No. 20021105-0136040, Register's Office of Davidson County, Tennessee.

Map & Parcel: 126160A15000CO

Property Address: 6825 Bridgewater Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for the terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Instrument 20011105-0121083, as amended in Instrument 20020424-0050565, Instrument 20040430-0049313, Instrument 20040506-0051985, Instrument 20061103-0136691, and Instrument 20061214-0154502, Register's Office of Davidson County, Tennessee, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set

out on the aforesaid subdivision plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever .

IN WITNESS WHEREOF, this conveyance has been executed on the 24th day of April, 2014.

Ronald D. Smith

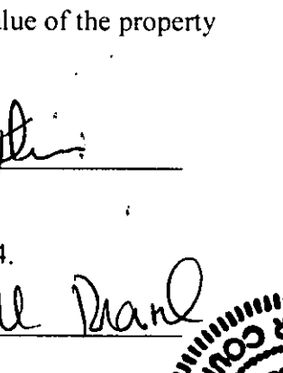
Janice B. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Ronald D. Smith and Janice B. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of April, 2014.

Notary Public



My commission expires: 03/21/2018

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $231,900.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2014.

My commission expires:
9-21-15

Notary Public



NEW PROPERTY OWNER:
David & Sandra Boyd
6825 Bridgewater Dr.
Nashville, TN 37221

PERSON RESPONSIBLE FOR TAXES:
Reliant Bank
1736 Carothers Pkwy, Ste 100
Brentwood, TN 37027