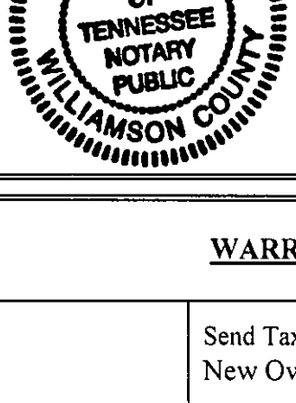
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040513**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00 Affiant Subscribed and sworn to before me, this 12 day of May, 2014. Notary Public My Commission Expires: 7/24/17

WARRANTY DEED

Address New Owner: Tabby W. Oldham 8044 Claytie Circle Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-15-0D-100.00 CO

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, **Gail Compton Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tabby W. Oldham**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

(2) *single

Land in Davidson County, Tennessee, being Lot 100, SECTION 2, SHEFFIELD ON THE HARPETH, as shown on plat of record in Plat Book 6900, Pages 410 & 411, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

** Phase II

Being the same property conveyed to Gail Compton Smith and Carnie E. Smith, wife and husband by Warranty Deed from Michael L. Seaton and wife, Debra L. Wilkinson Seaton, recorded on the 15th day of April, 1997 in Deed Book 10417, Page 836, re-recorded in Deed Book 10429, Page 722, in the Register's Office of Davidson County, Tennessee.

Carnie E. Smith having died on about February 12th, 2014 in Knox County, Tennessee. Carnie E. Smith having died intestate.

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 of SECTION 2, SHEFFIELD ON THE HARPETH, as recorded in Plat Book 6900, Page(s) 410 & 411.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6925, Page 900, Book 7145, Page 954, amended in Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806.

Terms and provisions of the Articles of Incorporation of Sheffield on the Harpeth Homeowners Association , recorded in Book 6939, Page 984.

This is improved property located at 8044 Claytie Circle Nashville TN 37221

BILL GARRETT, Davidson County
Trans:T20140034319 DEEDWARR
Recvd: 05/16/14 11:46 2 pgs
Fees:13.00 Taxes:888.00
20140516-0042266

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 19th day of May, 2014.

Gail Compton Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gail Compton Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122