1547 Harding Place, Nashville, TN 37219

This Instrument Prepared By:

David M. Smythe
SMYTHE & HUFF
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201
(615) 255-4849

BILL GARRETT, Davidson County
Trans:T20140035178 DEEDWARR
Recvd: 05/20/14 14:24 3 pgs
Fees:18.00 Taxes:647.50

20140520-0043435

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
David M. Smythe 212 Rolling Fork Court Nashville, Tennessee 37205	Same	Map No. 131-10-A Parcel No. 2.00 CO

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2014.

Notary Public

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2015

THIS INDENTURE, made this 20th day of May, 2014 by and between Whitaker, II and wife, Anne Byrn Whitaker (collectively referred to as "Grantor") and David M. Smythe, a married man ("Grantee).

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein:

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Tara Condominiums, a horizontal property regime established by Master Deed, of record in Book 8154, Page 586, amended in Book 8374, Page 215, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 27 on the Plan of Section Three Seven Hills of record in Plat Book 2663, Page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Whitaker, II and wife, Anne Byrn Whitaker by Deed from J.M. Grissim and wife, Linda C. Grissim of record in Instrument No. 20020620-0074588, said Register's Office.

This conveyance is subject to: (1) 2014 Taxes, which have been prorated through date of Deed and assumed by the Grantee; (2) Restrictions of record in Book 8154, Page 586, and Book 8374, Page 215; (3) Dedication of record in Book 8400, Page 286; (4) Charter of record in Book 8386, Page 697, and Book 8659, Page 664; and (5) All matters appearing on the Plat of record in Plat Book 2663, Page 89, said Register's Office.

TO HAVE AND TO HOLD the said premises to the said Grantee, his heirs and assigns forever.

And said Grantor, for themselves and for their heirs, representatives, successors, and assigns does hereby covenant with said Grantee, his heirs, executors, administrators, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever; and that said premises are free from all encumbrances except those of record or applicable to said premises and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, Grantor has executed this instrument the date first above written.

John T. Whitaker, II

Anne Byrn Whitaker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L. Orr, a Notary Public in and for said State and County, **John T. Whitaker, II and Anne Byrn Whitaker,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 20th day of May, 2014.

Shelley L. Orr
Notary Public

My Commission Expires:

March 3, 2015

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY