File 26060-8 Return to: John T. Cook, P.C. Box 14
2927 Berry Hill Dr
Nashville, TN 37204

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0454

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2014

Notary Public
Commission Expires: 11/6/17

BILL GARRETT, Davidson County
Trans:T20140038639 DEEDWARR
Recvd: 06/03/14 09:52 2 pgs
Fees:13.00 Taxes:1295.00
20140603-0047667

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anne B. Wallace 3723 Nevada Ave. Nashville, TN 37209	Pinnacle Bank 150 3rd Ave S, Ste 900 Nashville, TN 37201	092-13-0-258.00

WARRANTY DEED

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

Brian Matthew Smith, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne B. Wallace

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 the easterly 60 feet of Block 29 on the Map of Charlotte Park Second Addition Extended, as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the southerly margin of Nevada Avenue extended 105 ½ feet from the southeast corner of Nevada Avenue extended and "A" street; thence 60 feet along the southerly margin of Nevada Avenue to a stone on the westerly margin of an alley; thence with said alley 152.1 feet to the northerly margin of another alley; thence with the northerly margin of the last mentioned alley westerly 60 feet; thence northerly 150 feet to the point of beginning.

BEING the same property conveyed to Brian Matthew Smith, by Warranty Deed from Rubin Cockrell, unmarried, dated 11/15/07 and recorded 11/27/07 in Instrument No. 20071127-0137555, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3723 Nevada Ave., Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of May, 2014.

Brian Matthew Smith

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Brian Matthew Smith
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of May, 2014.

Notary Public
My Commission Expires: 1-18-16

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRIS MULE

(Notary Seal)