G#25970-2

WARRANTY DEED	State of Tennessee) County of Davidson) The actual consideration or value, whichever is greater, for this transfer is **$314,900.00.** Affiant Subscribed and sworn to before me, this the 3rd day of June, 2014. Notary Public My commission expires: _____ (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peter E. Smith and Barry R. Smith	**Gardner Financial Services LTD dba Legacy Mutual Mortgage**	**07209038300**
1012 Fairwin Avenue	**3503 Paesanos Parkway**	
Nashville, TN 37216	**San Antonio, TX 78231**	

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

Jason S. Lane and wife, Laurie B. Gavilo-Lane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter E. Smith, a single man, and Barry R. Smith, a married man

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 Lot No. 68 on the Plan of Eskridge Subdivision of part of the W. B. Franklin Property, as shown on plat of record in Plat Book 547, Page 52, Register's Office for Williamson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jason S. Lane and wife, Laurie B. Gavilo-Lane, as to a two-thirds undivided interest (the "Entirety Interest"), and Marie G. Wolf, a married woman, as to an one-third undivided interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship, by Warranty Deed dated July 16th, 2007, from Titan Financial Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20070718-0085662, Register's Office for Davidson County, Tennessee. The said Marie G. Wolf, unmarried, conveyed her interest to Jason S. Lane and wife, Laurie B. Gavilo-Lane, by Quitclaim Deed dated June 17, 2010, of record in Instrument No. 20100719-0056226, said Register's Office. The spouse of Marie G. Wolf having died.

THIS instrument is being executed on behalf of Jason S. Lane, pursuant to a Power of Attorney executed by him on the 7th day of May, 2014, of record in Instrument No. 20140609-0049654, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4178, Page 133, Register's Office for Davidson County, Tennessee; and,

BILL GARRETT, Davidson County
Trans:T20140040196 DEEDWARR
Recvd: 06/09/14 08:23 2 pgs
Fees:13.00 Taxes:1165.13
20140609-0049655

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **1012 Fairwin Avenue, Nashville, TN 37216**.

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 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.

Witness my/our hand(s) this **3rd** day of **June, 2014.**

Jason S. Lane by Laurie B. Gavilo-Lane, as atty in fact.
Jason S. Lane
By Laurie B. Gavilo-Lane, Attorney-In-Fact

Laurie B. Gavilo-Lane
Laurie B. Gavilo-Lane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Laurie B. Gavilo-Lane,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Jason S. Lane,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jason S. Lane** for the purpose therein contained, by signing the name of **Jason S. Lane** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **June, 2014.**

My Commission Expires: 2/13/17

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Laurie B. Gavilo-Lane,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **June, 2014.**

My Commission Expires: 2/13/17

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY