BILL GARRETT, Davidson County
Trans:T20140040352 DEEDWARR
Recvd: 06/09/14 11:31 4 pgs
Fees:23.00 Taxes:3515.00
20140609-0049844

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $950,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2014. Notary Public My Commission Expires: 4-24-17

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN. JAS. BINKLEY

Address New Owner As Follows: Overton T. Smith and Jeanette E. Smith 409 Prestwick Ct. Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 104140H05900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACQUELINE M. SCHILLING, TRUSTEE OF THE JACQUELINE M. SCHILLING LIVING TRUST, established by the Revocable Trust Agreement of Jacqueline M. Schilling, dated May 6, 2003, with full power to mortgage, sale and convey without the joinder of any beneficiary**, hereinafter called the

Grantor, has bargained and sold, and by these presents does transfer and convey unto **OVERTON T. SMITH AND WIFE, JEANETTE E. SMITH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Revised Final Plat of Whitworth, Phase 3, Section 2, as of record in Book 7900, page 969, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William F. Schilling and wife, Jacqueline M. Schilling by deed dated June 26, 1998, from Clements-Bartosh Interests, L.L.C., a Tennessee limited liability company, of record in Book 11003, page 495, Register's Office for Davidson County, Tennessee. By quitclaim deed dated May 6, 2003, William F. Schilling quitclaimed all right, title and interest, for the purpose of terminating a tenancy by the entirety to Jacqueline M. Schilling, of record at Instrument No. 20030513-0064428, Register's Office for said County. By Deed of record at Instrument No. 20030519-0067911, Register's Office for said County, Jacqueline M. Schilling conveyed all right, title and interest in subject property to Jacqueline M. Schilling, Trustee of The Jacqueline M. Schilling Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Schilling, dated May 6, 2003.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 259; Book 9567, page 185 and Book 9567, page 216, Register's Office for said County, and First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 0100615-0046543, Register's Office for Davidson County, Tennessee.

3. By-Laws of Prestwick, of record in Book 9567, page 294; Instrument No. 200000509-0047159 and Instrument No. 200200723-0088620, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 7900, page 969, Register's Office for Davidson County, Tennessee.

5. Dedication of common area to SWMA Association of record in Book 10053, page 692, Register's Office for Davidson County, Tennessee.

6. Amendment to Charter of Incorporation of Whitworth, Phase III Homeowner's Association of record in Book 10428, page 795, Register's Office for Davidson County, Tennessee.

7. Easement for sewer of record in Book 3467, page 204; Book 3573, page 442; Book 3505, page 338; Book 3573, page 442 and Book 10461, page 775 and 779, Register's Office for Davidson County, Tennessee.

8. Deed of Easement for Joint of record in Book 9567,page 691, Register's Office for Davidson County, Tennessee.

9. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.

10. Easement for water line of record in Book 7868, page 959, and Book 10461, page 784, Register's Office for Davidson County, Tennessee.

11. Designation and Agreement of Declarant of record in Book 9582, page 868, Register's Office for Davidson County, Tennessee.

12. Deed of Temporary Easement of record in Book 9736, page 221, Register's Office for Davidson County, Tennessee.

13. PUD Boundary plat of record in Book 6900, pages 840 and 841, Register's Office for Davidson County, Tennessee.

14. Rights of others in and to the common area.

This is improved property known as: **409 Prestwick Ct., Nashville, TN 37205.**

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

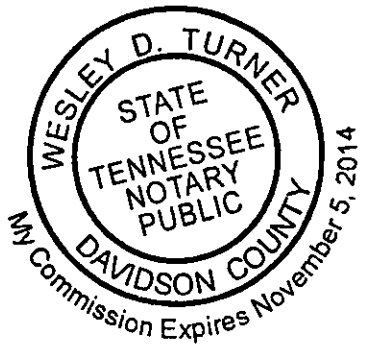
WITNESS my hand this 6th day of June, 2014.

Jacqueline M. Schilling, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline M. Schilling, Trustee, the within named bargainor, 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 6th day of June, 2014



Notary Public

My Commission Expires: _____