THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14061068

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,406.00

Affiant

Subscribed and sworn to before me, this 6th day of June 2014.

Notary Public
My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20140041597 DEEDWARR
Recvd: 06/12/14 13:46 2 pgs
Fees:13.00 Taxes:1296.50

20140612-0051386

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas G. Andrews III 701 Hickory Trace Place Nashville TN 37221	New Owner	Tax Parcel ID No. 143-02-0A-026.00 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, **Stephen W. Smith, Trustee of The Mary M. Smith Living Trust dated September 20th, 2004** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas G. Andrews, III and Cynthia M. Andrews, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 26, PHASE 3, HARPETH TRACE ESTATES, as shown on plat of record in Plat Book 5200, Pages 751, 752 and 753, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary M. Smith by Executrix Quitclaim Deed recorded on the 24th day of January, 2003 in Instrument No. 20030124-0010378; Said property having passed to the Estate of Mary M. Smith upon her death on November 16th, 2011 in Davidson County, Tennessee, and admitted to Probate on January 25th, 2012 as Docket No. 12P64 in the Seventh Circuit Court of Davidson County, Tennessee. The Last Will and Testament of Mary M. Smith, authorizes all property of the Estate shall be distributed to the Trustee of the Mary M. Smith Living Trust and is to be administered and distributed as provided under said Trust. Stephen W. Smith is the Successor Trustee of the Mary M. Smith Living Trust.

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 PHASE 3, HARPETH TRACE ESTATES, as recorded in Plat Book 5200, Page(s) 751, 752 and 753.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5380, Page 357, Supplementary recorded in Book 6274, Page 148.

Charter of Harpeth Trace Services Association recorded in Book 5120, Page 199.

Easement for Overhead Line, recorded in Book 6407, Page 892.

Agreement for Dedication of Easement for Water Mains and Appurtenances recorded in Book 5142, Page 690 and Book 5142, Page 694.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 4889, Page 192, Book 5360, Page 320 and Book 5364, Page 882.

Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station Site, Water Mains and Appurtenances recorded in Book 5099, Page 783.

Overhead Construction Agreement recorded in Book 5102, Page 956.

This is improved property located at 701 Hickory Trace Place Nashville, TN 37221.

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 6th day of June, 2014.

The Mary M. Smith Living Trust

by Stephen W. Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen W. Smith**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is trustee of **The Mary M. Smith Living Trust dated September 20th, 2004**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of June, 2014.

Notary Public

My Commission Expires: _____

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