return to: John T. Cook, P.C., 2927 Berry Hill Dr, Nashville, TN 37204 File 2604C-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041843 DEEDWARR
Recvd: 06/13/14 09:07 2 pgs
Fees:13.00 Taxes:2830.50
20140613-0051667

R-VRES-14-0827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNA MOSLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jesse H. Smith and Charlene R. Challenger-Smith	New Owner	
(NAME)	(NAME)	**118-06-0-019.00**
827 Clayton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEFF I. WILLIAMS AND PATRICIA K. WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSE H. SMITH AND CHARLENE R. CHALLENGER-SMITH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2 and 3 of Lot No. 64-B and one-half of Unit 1 of Lot No. 65-B on the Plan of Battlefield Estates, Section 1 of record in Plat Book 843, Page 96 and 97, in the Register's Office for Davidson County, Tennessee. Said Units 2 and 3 of Lot No. 64-B and one-half of Unit 1 of Lot No. 65-B front together 62 1/2 feet on the southerly side of east Clayton Avenue and extend back 241.62 feet more or less on the west line and 243.5 feet on the east line to the northerly line of Lot No. 21 and measures 62 1/2 feet thereon.

Being the same property conveyed to Jeff I. Williams and wife, Patricia K. Williams, by Warranty Deed from Garafola Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20130911-0095786, Register's Office for Davidson County, Tennessee, dated August 30, 2013, and recorded on September 11, 2013.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 843, Page 96 and 97, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **827 Clayton Avenue, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF JUNE, 2014.

Jeff I. Williams by John Gleaves as Attorney in Fact

Patricia K. Williams by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFF I. WILLIAMS AND PATRICIA K. WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFF I. WILLIAMS AND PATRICIA K. WILLIAMS.

Witness my hand and official seal, this the 11th of June, 2014.

Notary Public
My Commission Expires: January 9, 2014
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212