THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140045017 DEEDWARR
Recvd: 06/25/14 10:43 2 pgs
Fees:13.00 Taxes:1812.63
20140625-0055472

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***489,900.00.

Jennifer L Smith
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 20th day of June, 2014.

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER

Jeffrey Scott Smith
2509 Essex Place
Nashville, Tennessee 37212

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 104-11-0
PARCEL 279.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($***489,900.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Jennifer L. Smith, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jeffrey Scott Smith, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 113 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jennifer L. Smith, unmarried, by Warranty Deed dated October 27, 2009, from Kathleen Madigan, unmarried, of record as Instrument No. 20091028-0099436 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2509 Essex Place, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 20 day of June, 2014.

Jennifer L. Smith

Jennifer L. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Smith, the bargainor, 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 this 20 day of June, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY