WARRANTY DEED

THIS INDENTURE, made and entered into this **25th day of June, 2014**, by and between **Shawn Haile and James Haile, husband and wife,** hereinafter called Grantors, and **Timothy W. Smith and wife, Amy W. Smith**, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee,** to wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any building lines, restrictions and easements of record including, but not limited to: Book 1835, Page 44; Book 6262, Page 92, **all in said Register's Office, and except for 2014 City of Nashville and 2014 Davidson County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Shawn Haile

James Haile

BILL GARRETT, Davidson County
Trans:T20140045877 DEEDWARR
Recvd: 06/27/14 12:01 3 pgs
Fees:18.00 Taxes:2571.50
20140627-0056481

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public In and for said State and County, duly commissioned and qualified, personally appeared **Shawn Haile and James Haile** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described In and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this **25th day of June, 2014.**

My commission expires:

Notary Public

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

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **695,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **25th day of June, 2014.**

Notary Public

My Commission Expires:
7/16/14

JESSICA DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Owner's Name and Mailing Address:
Timothy W. Smith and Amy W. Smith
6129 Bresslyn
Nashville TN 37205

Property Address:
6129 Bresslyn
Nashville, TN 37205

Person responsible for the payment of taxes:
Timothy W. Smith and Amy W. Smith
6129 Bresslyn
Nashville TN 37205

Prepared by: Marc Diaz
and CloseTRAK, LLC
Return to: 8046 N. Brother Blvd., Suite 103
Bartlett, TN 38133

EXHIBIT "A"

6129 Bresslyn Road, Nashville, TN 37205

Lot No. 44, on the plan of West Meade Farms Inc., Section C, of record in Book 1835, page 44, Register's Office for said County.

Said Lot No. 44 fronts 130 feet on the southeasterly margin of Bresslyn Road and extends back 335.5 feet of the northeasterly line and 331.0 feet on the southwesterly line to a dead line in the rear, measuring 162.0 feet thereon.

Being the same property conveyed to Grantor herein as shown in Quit Claim Deed of record at Instrument No. 20140619-0053727, all in said Register's Office.

Parcel Number: 115-12-78