BILL GARRETT, Davidson County
Trans:T20140047393 DEEDWARR
Recvd: 07/02/14 15:09 3 pgs
Fees:18.00 Taxes:895.03
20140702-0058475

NEW OWNER:

Kevin J. Smith
Kelly S. Smith
2047 Stokes Lane
Unit 2047
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner
Kevin J. Smith + Kelly S. Smith
1306 Bayberry Court
Murfreesboro, TN 37130

Map 117 Parcel 016.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0481

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-One Thousand Nine Hundred and 00/100 Dollars ($241,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GEORGE S. SCOVILLE, JR. and wife, NANCY E. SCOVILLE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KEVIN J. SMITH and KELLY S. SMITH, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 2047, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennesse, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, said Register's Office.

BEING the same property conveyed to George S. Scoville, Jr. and wife, Nancy E. Scoville, by Warranty Deed from Fairsted Partners, a Tennesse General Partnership, dated August 28, 2003, and of record in Instrument No. 20030911-0133451, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2047 Stokes Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26th day of **June, 2014**.

GEORGE S. SCOVILLE, JR.

By: TODD A. TRESSLER, II, Attorney-in-~~Fact~~
Pursuant to Power of Attorney of Record
RODCT, Book _____, Page #20140702-0058473

NANCY E. SCOVILLE

By: TODD A. TRESSLER, II, Attorney-in-~~Fact~~
Pursuant to Power of Attorney of Record
RODCT, Book _____, Page #20140702-0058474

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TODD A TRESSLER, II**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **GEORGE S. SCOVILLE, JR. and NANCY E. SCOVILLE** the within named bargainors, for the purposes therein contained.

WITNESS my hand and official seal at office 26th day of **June, 2014**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **241,900.00** .

Cheryl Mote

AFFIANT

Sworn to and subscribed to before me 26th day of **June, 2014**.

Lynda L King

NOTARY PUBLIC

My commission expires: 1/19/15

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.