BILL GARRETT, Davidson County
Trans:T20140057008 DEEDWARR
Recvd: 08/05/14 12:16 2 pgs
Fees:13.00 Taxes:118.40
20140805-0070209

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $32,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2014.

Notary Public
My commission expires: 3816

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Nuck & Beal, LLC 1100 Russell St #106 Nashville, TN 37206	New Owner	09315034400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Michael Smith,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nuck & Beal, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 in the University Plan of Lots, described as follows: BEGINNING on the westerly margin of First Avenue South, formerly Maple Street, at Crockett's southeast corner; thence with said Avenue, southwardly 32.5 feet; thence westwardly 188 feet to the easterly margin of an alley; thence with said alley, northwardly 32.5 feet to Crockett's southwest corner; thence with Crockett's southerly line, eastwardly 188 feet to the beginning.

Being the same property conveyed to Jesse Michael Smith by Special Warranty Deed from Harris Trust Bank as Trustee by and through its attorney-in-fact, Ocwen Federal Bank, FSB, recorded on September 18, 2000 in Instrument Number 20000918-0092646, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1017 1st Avenue South, Nashville, TN, 37210**

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of August, 2014.

Jesse Michael Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jesse Michael Smith** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 1st day of August, 2014.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014073184