BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2014.

Notary Public

My commission expires: 1-9-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20140058130 DEEDWARR
Recvd: 08/08/14 10:43 2 pgs
Fees:13.00 Taxes:2368.00

20140808-0071555

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Amy R. Smith	FRANKLIN AMERICAN MORTGAGE	**116030M41400CO**
4120 Ridgefield Drive #414	501 CORPORATE CENTER DR #400	
Nashville, TN 37205	FRANKLIN, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Karen M. Combs, Trustee and Joseph Carl Combs, Trustee of the Karen McClain Combs Revocable Trust under Agreement dated July 29, 1991

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy R. Smith

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 414 of Belle Meade Court Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominium of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Karen M. Combs, Trustee and Joseph Carl Combs, Trustee of the Karen McClain Combs Revocable Trust under Agreement dated July 29, 1991 by deed from Karen Combs and spouse, Joseph Combs of record in Instrument No. 20120516-0042315 Register's Office for Davidson County, Tennessee, dated May 14, 2012 and recorded on May 16, 2012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4120 Ridgefield Drive #414, Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF August 5, 2014:

Karen M Combs, Trustee
by Ryan Rafuth attorney in fact

By: Karen M. Combs
Trustee of the Karen McClain Combs Revocable Trust under Agreement dated July 29, 1991

Joseph Carl Combs, Trustee
by Ryan Rafuth attorney in fact

By: Joseph Carl Combs
Trustee of the Karen McClain Combs Revocable Trust under Agreement dated July 29, 1991

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Karen M. Combs, Trustee and Joseph Carl Combs, Trustee of the Karen McClain Combs Revocable Trust under Agreement dated July 29, 1991, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 5th day of August, 2014.

My Commission Expires: 1-9-16

Notary Public

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
	)	
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, RYAN RAFUTH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Joseph Carl Combs, Trustee & KAREN M. COMBS, TRUSTEE ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 5th day of August, 2014.

My Commission Expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

20141244R