BILL GARRETT, Davidson County
Trans:T20140065646 DEEDWARR
Recvd: 09/04/14 08:59 2 pgs
Fees:13.00 Taxes:2173.75
20140904-0080750

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia M. Smith, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter Scott Bearden, III and Noel Bowen Bearden, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Building Site No. 62 on the plan of Revision No. 2 Sugartree, Phase No. 2, of record in Book 4860, pages 79 and 80, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

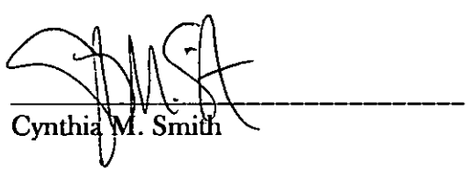
Being the same property conveyed to Cynthia M. Smith, unmarried by Warranty Deed from Jack O. Rice and wife Joan P. Rice, dated June 1, 2005, of record as Instrument No. 20050628-0074146 and by Quitclaim Deed recorded as Instrument No. 20050628-0074146, and by Quitclaim Deed recorded 20050628-0074149, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 62 Revere Park, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of August, 2014.



Cynthia M. Smith

State of Tennessee)
County of Davidson)

On this 28th day of August, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cynthia M. Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 587,500.00.

Affiant

Sworn and subscribed before me on this the 28th day of August, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Walter Scott Bearden 62 Revere Park Nashville, TN 37205	New Owner	116-8-C-62