WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File No.: MCH-14-3913

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison L. Smith	First Tennessee Bank	117-13-A-136.00 CO
(NAME)	(NAME)	
3913 Vailwood Drive	300 Court Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **MATTHEW C. HARDIN, TRUSTEE, UNDER THE IRREVOCABLE TRUST AGREEMENT OF BRENDA W. HARDIN, DATED SEPTEMBER 20, 2013**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ALLISON L. SMITH**, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 8-A, of POINTSET, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to Master Deed of Pointset, Lots 7 and 8 Condominiums of record in Book 5289, Page 5 and being located on Lot 8 on the REVISED PLAT OF POINTSET, as shown on plat of record in Plat Book 5050, Page 65, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Katherine Hurst Anderson, Trustee, or her successors in trust, under the revocable Anderson Family Living Trust, dated June 16, 1997 to Brenda W. Hardin as recorded on the 5th day of August, 2011 in Instrument No. 20110805-0060467, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed by Quitclaim Deed from Brenda W. Hardin to Matthew C. Hardin, Trustee under the Irrevocable Trust Agreement of Brenda W. Hardin dated September 20, 2013 as recorded on the 30th day of September, 2013 in Instrument No. 20130930-0102173, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140073206 DEEDWARR
Recvd: 09/30/14 09:31 2 pgs
Fees:13.00 Taxes:1628.00
20140930-0089816

unimproved ☐
This is improved ☒ property, known as 3913 Vailwood Drive, Nashville, TN 37215

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land; with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 hand(s) this 26th day of September, 2014.

Matthew C. Hardin, Trustee under the Irrevocable Trust Agreement of Brenda W. Hardin, dated September 20, 2013

BY: _____
Matthew C. Hardin, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of September, 2014, before me personally appeared Matthew C. Hardin, Trustee of the Irrevocable Trust Agreement of Brenda W. Hardin, dated September 20, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself as said Trustee and executed of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th day of September, 2014.

_____
Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171