**Prepared By & Return To:**
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
14-0692M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20140076342 DEEDWARR
Recvd: 10/09/14 08:56 2 pgs
Fees:13.00 Taxes:693.75
20141009-0093607

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2014.

Notary Public
Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Patrick Quicci<br>1517 Long Ave<br>Nashville, TN 37206 | New Owner | 094-01-0-379.00 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
**Douglas Smith, unmarried and Donald B. Smith and Martha Smith, husband and wife**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**Patrick Quicci, an unmarried man**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 192 in the Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office of Davidson County, Tennessee.

*130

SAID Lot No. 192 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Douglas Smith, unmarried and Donald B. Smith and Martha Smith, husband and wife, by Quitclaim Deed from Donald B. Smith and Martha Smith, dated 6/11/14 and recorded 6/17/14 in Instrument Number 20140617-0052825; and the same property previously conveyed to Donald Brain Smith aka Donald B. Smith, by Warranty Deed from Tony Clouse (aka Tony Ray Clouse & Tony R. Clouse), dated 8/6/04 and recorded 8/12/04 in Instrument Number 20040812-0097773, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1517 Long Ave, Nashville, TN 37206.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular

number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of October, 2014.

Douglas Smith by Martha Smith as his attorney in fact

Douglas Smith by Martha Smith, as his Attorney in Fact

Donald B. Smith

Martha Smith

Martha Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Martha Smith, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Martha Smith, to me known to be the person who executed the same as the free act and deed of the said Douglas Smith, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Douglas Smith and appearing of record in Record Book ★____, page _____, in the Register's Office for Rutherford County, Tennessee. ★Instrument # 20141009-0093606

Witness my hand and official seal at Murfreesboro, Tennessee this 7th day of October, 2014.

Notary Public
My Commission Expires: 7/2/17

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

**Donald B. Smith and Martha Smith**

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 and official seal at Murfreesboro, Tennessee this 7th day of October, 2014.

Notary Public
My Commission Expires: 7/2/17

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY