Prepared by:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
8583 Cordes Circle
Germantown, TN 38139

BILL GARRETT, Davidson County
Trans:T20140089549 DEEDWARR
Recvd: 12/01/14 08:58 2 pgs
Fees:13.00 Taxes:381.10
20141201-0109628

WARRANTY DEED

Effective as of November 14, 2014, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **HFS I Assets Company, LLC, a Delaware limited liability company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Wanda K. Smith,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> A certain tract or Parcel of land in Davidson County, Tennessee, described as follows: Being Lot No. 200 on the Plan of Haynes Park, Section 3, as of record in Plat Book 4460, Page 185, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

This real property being all or part of the property conveyed to Grantors by deed of record at Instrument No. 20130916-0097362 in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat Book 4460, Page 185, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions and easements of record in the Register's Office of Davidson County, Tennessee; and 2015 Nashville City and Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 Grantor's hand in Austin, Texas on this 14 day of November, 2014.

GRANTOR:

HFS I Assets Company, LLC
a Delaware limited liability company

By: Main Street Renewal, LLC
Its: Authorized Signor

By: _____
Karen McConnell
Its: Closing Supervisor

KYLIE THORNBERRY
My Commission Expires
May 6, 2018

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Karen McConnell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the Closing Supervisor for Main Street Renewal, LLC, the Authorized Signor of **HFS I Assets Company, LLC**, a Delaware limited liability company, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

_____
Notary Public

My Commission Expires:
5/6/2018

New Owner Name and Address to: Wanda Smith 413 Kingview Court Nashville, TN 37218 Property Address: 413 Kingview Court Nashville, TN 37218 Mail tax bills to: NEW OWNER Parcel I.D. Numbers: 058 16 0 080.00 Return to:	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $103,000.00. _____ AFFIANT Subscribed and sworn to before me this 18th day of November, 2014. _____ NOTARY PUBLIC Commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066