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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14112415**<br><br>BILL GARRETT, Davidson County<br>Trans:T20140089917 DEEDWARR<br>Recvd: 12/01/14 15:25 2 pgs<br>Fees:13.00 Taxes:1766.75<br>20141201-0110125 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $477,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of December, 2014.<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

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| Address New Owner:<br>The Focus Group of Tennessee, LLC<br>2301 21st Avenue South, Ste 205<br>Nashville TN 37212-4947 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>13009002300 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Gregory Smith and Kara Webb Smith, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **The Focus Group of Tennessee, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, BLOCK C ON THE 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A, B, C AND D, as shown on plat of record in Plat Book 1130, Page 62, 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 to Paul Gregory Smith and Kara Webb Smith, husband and wife by Warranty Deed from Thomas B. Miles and wife, Elizabeth S. Miles, recorded on the 2nd day of July, 2012 in Instrument No. 20120702-0057615, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK C ON THE 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A, B, C AND D, as recorded in Plat Book 1130, Page(s) 62.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 1065, Page 6.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M41538

This is improved property located at 130 Alton Road Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of December, 2014.

Paul Gregory Smith

Kara Webb Smith

STATE OF TENNESSEE )
COUNTY OF SHELBY )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Gregory Smith and Kara Webb Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2014.

Notary Public

My Commission Expires: 11-20-17

SHEREE RICHMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY