THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 12/10/14 09:46 2 pgs
Fees:13.00 Taxes:1298.70
20141210-0112971

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $351,000.00.

Affiant

Subscribed and sworn to before me as of the 9th day of December, 2014.

Notary Public

My Commission Expires: 06-19-16

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Denby Family Trust 786 Saussy Place Nashville, TN 37205	SAME	11509000800

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Kenneth L. Smith and Jaime Lin Smith, husband and wife**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Denby Family Trust, Est. August 4, 2006,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of West Meade Hills, Section 4 of record in Plat Book 3300, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth L. Smith and Jaime Lin Smith, husband and wife by deed from Jaime Lin Bates Smith and husband Kenneth L. Smith of record in Book 9804, page 221, Register's Office for Davidson County, Tennessee, dated September 15, 1995 and recorded on September 22, 1995.

Being improved property known as 786 Saussy Place Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 3300, Page 46, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 3347, Page 99, in the Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 2692, Page 207, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their named to be affixed hereto as of the 9th day of December, 2014.

Kenneth L. Smith

Jaime Lin Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Kenneth L. Smith and Jaime Lin Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 9th day of December, 2014.

Notary Public

My Commission Exp. 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Janet Gers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: 06/19/16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016