Davidson County DEEDWARR
Recvd: 12/15/14 14:11 3 pgs
Fees:18.00 Taxes:462.50
20141215-0114527

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hannah Smith 1128 Bellshire Drive Nashville, TN 37207	Franklin Synergy Bank 722 Columbia Avenue Franklin TN 37064	041160-042.00

THIS INDENTURE, made this 12th day of December, 2014 between

David L. Gamble and wife, Margie M. Gamble

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Hannah E. Smith

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Bellshire Estates, Section V, of record in Book 2133, Page 114, Register's Office for Davidson County, Tennessee. Said Lot No. 144 fronts 124 feet on the Northerly side of Bellshire Drive and extends back 209.2 feet on the Westerly line and 237.2 feet on the Easterly line to a dead line measuring 108 feet thereon.

Being the same property conveyed to David L. Gamble and Margie M. Gamble, a life estate with the remainder interest in fee simple title absolute to the last remaining survivor of them by Installment Deed dated 4/28/90 from James A. Carney, Executor of the Estate of Jessie Mai Toney, deceased, of record in Book 8099, Page 93, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1128 Bellshire Drive, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

David L. Gamble by Trina M. Hale
Attorney in Fact
David L. Gamble by Trina M. Hale,
Attorney in Fact

Margie M. Gamble
Margie M. Gamble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2014, before me personally appeared Trina M. Hale, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of David L. Gamble, and who acknowledged that she executed the same as the free act and deed of David L. Gamble.

Witness my hand, at office, this 12th day of December, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Margie M. Gamble, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of December, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $125,000.00.

Margie M. Gamble
Affiant

Sworn to and subscribed before me, this 12th day of December, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

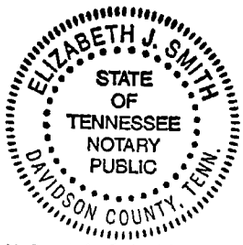
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires NOV. 3, 2015