THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122561**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000. Affiant Subscribed and sworn to before me, this 29th day of December, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140097466 DEEDWARR
Recvd: 12/31/14 10:37 2 pgs
Fees:13.00 Taxes:2405.00
20141231-0119147

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

BOX 10-A WARRANTY DEED

Address New Owner: Sara Tackett 2400 Crestmoor Road Apt. 5 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117100A00200CO

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, **Robert W Smith, II, Married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Tackett, Married** ("Grantees"), 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 Unit B in Valley Brook Townhouses, a Private Element Horizontal Property Regime, located on Valley Brook Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Valley Brook Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040927-0116381, Register's Office for Davidson County, Tennessee, to which reference is hereby made, The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Valley Brook Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040927-0116381, and By-Laws appended thereto as Exhibit "B", in said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company to Robert W. Smith, II, and Deanna Dill Smith, husband and wife as recorded on the 30th day of September, 2004 in Instrument No. 20040930-0117648 and Quit Claim Deed from Deanna Francine Dill, formerly known as Deanna Francine Dill Smith to Robert Wendell Smith, II as recorded on the 1st day of April, 2009 in Instrument No. 20090401-0029218, 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 VALLEY BROOK TOWNHOMES, as recorded in Plat Book 974, Page(s) 29, Plat Book 974, Pages 64 and 65, Plat Book 1130, Page 99 and Exhibit C of Instrument No. 20040927-0116381.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for Valley Brook Townhomes, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20040927-0116381.

Terms and provisions of by-Laws in Exhibit B of Instrument No. 20040927-0116381.

Charter of Valley Brook Townhouse Corporation recorded at Instrument No. 20040930-0117576.

Quitclaim Deed to Valley Brook Townhouse Corporation recorded at Instrument No. 20041230-0155031.

Attorney's Certificate recorded at Instrument No. 20080313-0025133.

This is improved property located at **2343 Valley Brook Road Nashville TN 37215**

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 29th day of December, 2014.

Robert W Smith, II

Joy Smith

Joy Smith joins in this conveyance to convey any interest in said property marital or otherwise.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert W Smith, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

*and Joy Smith

Witness my hand, at office, this 29th day of December, 2014.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018