 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $132,500.00 Affiant Subscribed and sworn to before me, this 30th day of January, 2015 Notary Public My commission expires: 7-24-17

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip R. Dodson and Susan A. Dodson	Guaranty Trust	**064-12-0A-712.00-CO**
712 Blue Brick Place	316 Robert Rose Dr	
Hermitage, TN 37076	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary G. Smith, trustee of the Allen and Mary Smith Revocable Family Trust u/t/d/a May 10, 2001

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip R. Dodson and Susan A. Dodson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County Tennessee, being Unit No. 712 of Fox Run Condominiums, Section II, as of record in Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to The Allen and Mary Smith Revocable Family Trust u/t/d/a May 10, 2001 by Quitclaim deed from Allen E. Smith and wife, Mary G. Smith of record in Instrument No. 20070815-0097292 Register's Office for Davidson County, Tennessee, dated August 2, 2007 and recorded on August 15, 2007. The said Allen E. Smith having died March 28, 2010.

Being the same property conveyed to Mary G. Smith, Trustee of The Allen and Mary Smith Revocable Family Trust u/t/d/a May 10, 2001 by QuitClaim deed from Mary G. Smith of record in Instrument No. 20130214-0015265 Register's Office for Davidson County, Tennessee, dated February 11, 2013 and recorded on February 14, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 712 Blue Brick Place, Hermitage, TN 37076.

BILL GARRETT, Davidson County
Trans: T20150008313 DEEDWARR
Recvd: 02/03/15 09:17 2 pgs
Fees: 13.00 Taxes: 490.25
20150203-0009854

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 30th day of January, 2015.

Mary G. Smith, trustee of the Allen and Mary Smith Revocable Family Trust u/t/d/a May 10, 2001

BY: _____
Glenn Allen Smith, Trustee trustee

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Glenn Allen Smith**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Mary G. Smith, trustee of the Allen and Mary Smith Revocable Family Trust u/t/d/a May 10, 2001**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand at office this 30th day of January, 2015.

PAUL JACINTO ABAD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF019113
Expires 5/19/2017

_____
Notary Public

My Commission Expires: 5-19-17

File #: 414107
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
547 N MT. JULIET RD., SUITE 200
MT. JULIET, TN 37122