(3)

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 10 day of February 2015 by and between Charles Omer West, IV and wife Kristen West, hereinafter referred to as GRANTOR, and Kevin Smith and Melissa Shadowens husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 12 on the Plan of Harpeth Crest Subdivision, Phase II of record in Instrument No. 20020403-0040556 Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Charles Omer West IV by Deed in Lieu of Foreclosure with General Warranties from The Church of Jesus Christ of the Apostolic Faith Inc. dated April 1, 2014 and recorded July 28, 2014 of record in Instrument No. 20140728-0066752 Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to The Church of Jesus Christ of the Apostolic Faith Inc. by Warranty Deed from Charles Omer West IV, married dated June 24, 2009 and recorded June 29, 2009 of record in Instrument No. 20090629-0060292 Register's Office for Davidson County, Tennessee.

This is [X]improved[ ]unimproved property known as: 1076 Morton Mill Rd, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Charles Omer West, IV by M. Todd Jackson as his attorney in fact
Charles Omer West, IV by M. Todd Jackson attorney in fact

Kristen West By M. Todd Jackson as her attorney in fact
Kristen West by M. Todd Jackson attorney in fact

BILL GARRETT, Davidson County
Trans:T20150013039 DEEDWARR
Recvd: 02/23/15 12:34 2 pgs
Fees:13.00 Taxes:1087.80
20150223-0015387

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 20 day of February 2015 before me personally appeared M. Todd Jackson, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Omer West, IV and Kristen West, and acknowledged that he executed the same as the free act and deed of said Charles Omer West, IV and Kristen West.

Witness my hand, at office, this 20 day of February 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Kevin Smith and Melissa Shadowens
1076 Morton Mill Rd,
Nashville, TN 37221

Send Tax Statements to:
Same

Map & Parcel 141-12-0-E-019.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $294,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20 day of February 2015.

Notary Public

My Commission Expires: _____

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
15-1-001