WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022084 DEEDWARR
Recvd: 03/26/15 10:22 2 pgs
Fees:13.00 Taxes:869.50
20150326-0025967

G-P-15-600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily E. Acker	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	
600 Garfield Street #14	**4025 Hillsboro Road, #601**	**081-08-0R-015.00-C O**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AARON LOGAN SMITH AND UNMARRIED MICHAEL O'NEAL SMITH, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMILY E. ACKER,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

unmarried

A certain condominium located in Davidson County, Tennessee, being all of Unit No. 14 on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B, and established by the Master Deed filed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in sad Master Deed, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Aaron Logan Smith, an unmarried man and Michael O'Neal Smith, as joint tenants with right of survivorship by Warranty deed from Double A Development, LLC, a Tennessee limited liability company of record in Instrument No. 20110804-0060155 Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on August 04, 2011.

The above referenced property has never been the principal marital residence of Michael O'Neal Smith.

This conveyance is subject to:
- Taxes for the year 2015 .
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Strom Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080317-0026307, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to Comcast of record in Instrument Number 20090721-0068094, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Private Stormwater Management Facility of record in Instrument Number 20080317-0026281, in the Register's Office for DavidsonCounty, Tennessee.
- Anchor Easement of record in Book 8167, Page 491, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 Garfield Street #14 , Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF MARCH, 2015.

Aaron Logan Smith

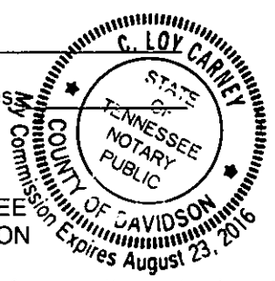
Michael O'Neal Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON LOGAN SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2015.

Notary Public
My Commission Expires:
(SEAL)

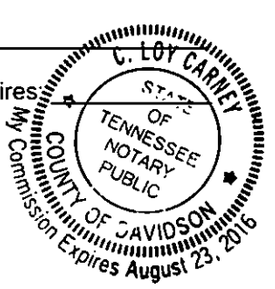


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL O'NEAL SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212