This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $72,000.00.

Affiant

Subscribed and sworn before me this the 13th day of March, 2015.

Notary Public
My commission expires: 6/17/17

BILL GARRETT, Davidson County
Trans:T20150023709 DEEDWARR
Recvd: 04/01/15 08:40 2 pgs
Fees:13.00 Taxes:266.40
20150401-0027972

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Battleground Investments, LLC 3335 Mimosa Drive Nashville, TN 37211	Anthony DeSoto and Michelle DeSoto 3335 Mimosa Dr Nashville, TN 37211	13307018800

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RICKY LEE SMITH AND JESSICA R COGGINS AND REBECCA G. SMITH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BATTLEGROUND INVESTMENTS, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Glencoe Acres Section I, of record in Plat Book 1835, Pages 136, 137 & 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elgie P. Smith and wife, Nellie D. Smith by deed from Arthur J. Baskin, Jr., and wife, Jean Baskin of record in Book 4004, page 517, Register's Office for Davidson County, Tennessee, dated April 08, 1966 and recorded on April 12, 1966.

The said Elgie P. Smith having predeceased Nellie D. Smith. Nellie D. Smith having since deceased May 31, 2013 The estate of Nellie Daugherty Smith being of record in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Docket No. 13P-1144. The Grantors are the heirs at law of Nellie Daughtery Smith

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3335 Mimosa Drive, Nashville, TN 37211.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of March, 2015.

Ricky Lee Smith

Jessica R Coggins

Rebecca G. Smith by Jessica R. Coggins her Attorney in Fact AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ricky Lee Smith, Jessica R Coggins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of March, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Jessica R Coggins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rebecca G Smith, by Specific Power of Attorney dated March 11, 2015, and who acknowledged that he executed the same as the free act and deed of Rebecca G Smith.

Witness my hand and official seal this 13th day of March, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY