BILL GARRETT, Davidson County
Trans:T20150023731 DEEDWARR
Recvd: 04/01/15 09:07 2 pgs
Fees:13.00 Taxes:644.17
20150401-0027997

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0262

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2015

Notary Public
Commission Expires: 5/22/18

FRANCES WYMONETT ROSE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-24-2014 5/22/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ernest O. Smith Regina A. Smith 6808 Fleetwood Drive Nashville, TN 37205	New Owner 1743 Old Natchez Trail Franklin, TN 37069	102-11-0-052.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Katie G. Alford, Trustor and/or Trustee of The Alford Revocable Living Trust, dated October 1, 2008

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ernest O. Smith and wife, Regina A. Smith

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

LAND in Davidson County, Tennessee, being Lot No. 167 on the Plan of Horton Heights, Section Eight, of record in Book 2133, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to The Alford Revocable Living Trust, dated October 1, 2008, Katie G. Alford, Trustor and/or Trustee, by Quitclaim Deed from Katie G. Alford, dated 10/1/08 and recorded 10/28/08 in Instrument No. 20081028-0107419; and being the same property previously conveyed to James B. Alford and wife, Katie G. Alford, by Warranty Deed from James A. Lewis and wife, Jane E. Lewis, dated 8/15/63 and recorded in Book 3613, Page 585, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6808 Fleetwood Drive, Nashville, TN 37205.

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 and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30 day of March, 2015.

The Alford Revocable Living Trust, dated October 1, 2008

Katie G. Alford, Trustor and/or Trustee by James B. Alford III
Katie G. Alford, Trustor and/or Trustee
By: James B. Alford, III, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Knox

On this the 30th day of March, 2015, before me personally appeared James B. Alford, III to me known to be the person who executed the foregoing instrument on behalf of Katie G. Alford, Trustor and/or Trustee of the Alford Revocable Living Trust, dated October 1, 2008, as Attorney in Fact, and who acknowledged that he/she executed the same as their free act and deed of said Katie G. Alford, Trustor and/or Trustee of the Alford Revocable Living Trust, dated October 1, 2008.

Witness my hand and official seal at Knoxville, Tennessee, this 30th day of March, 2015.

Notary Public

Commission Expires: 2/29/2016

L KNOX WIMBERLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ANDERSON