THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $742,500.00 Clarence E. Smith, IV Affiant Subscribed and sworn to before me, this 24 day of April 2015. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 04/27/15 09:35 3 pgs
Fees:18.00 Taxes:2747.25
20150427-0037255

WARRANTY DEED

Address New Owner: Clarence E. Smith and Brooke B. Smith 209 Cherokee Station ~~Rd~~ Dr Nashville, TN 37209	Send Tax Bills To: ~~New Owner~~ Synovus Bank 401 Church St Nashville TN 37219	Tax Information: Tax Parcel ID No. 103-08-0D-027.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARK KOCOUREK and JAMIE HELLER, HUSBAND AND WIFE, and RICHARD M. HELLER, MARRIED,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CLARENCE E. SMITH, IV and BROOKE B. SMITH, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 27, as shown on the map entitled Final Plat of Cherokee Crossing, a Residential Subdivision, of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with an adjoining permanent outdoor living space & fence easement as described in Warranty Deed of record in Instrument No. 20070221-0021401, said Register's Office.

Being the same property conveyed to MARK KOCOUREK and JAIME HELLER, husband and wife and RICHARD M. HELLER, by deed from MASON HUNTER and wife, DANIELLE HUNTER, of record in Instrument No. 20091002-0091573, dated September 29, 2009, said Register's Office.

The spouse of RICHARD M. HELLER was not required to convey her marital interest to this property due to it being investment property, and has no homestead rights

This is improved property commonly known as: **209 Cherokee Station ~~Road~~ Dr., Nashville, TN 37209.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24th day of April, 2015.

MARK KOCOUREK

JAMIE HELLER

RICHARD M. HELLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **MARK KOCOUREK, JAMIE HELLER and RICHARD M. HELLER,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor(s) and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of April, 2015.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 5, 2018

Notary Public
My Commission Expires: _____

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY