NEW OWNER:

Arthur W Smith
Allison S Smith
3608 Colewood Drive
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0444

Map 130 Group 04-0 Parcel 115.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150036171 DEEDWARR
Recvd: 05/11/15 11:13 2 pgs
Fees:13.00 Taxes:5846.00
20150511-0042834

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Thousand and 00/100 Dollars** (**$1,500,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ARTHUR W. SMITH AND WIFE ALLISON S. SMITH** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Parcel No. 2 on the "Final Plat of Lot 32 on the Plan of Sneed Estates 34th Council District, Nashville, Davidson County, Tennessee, dated July 12, 2013", and of record in Instrument No. 20140421-0032951, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Vintage South LLC, a Tennessee limited liability company, by Warranty Deed from Paul Dean Miller, dated June 27, 2014, and of record in Instrument No. 20140715-0062386, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3608 Colewood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of **May, 2015**.

VINTAGE SOUTH, LLC

Nathan Lyons, Chief Manger

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Chief Manager** of, **Vintage South, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 1st day of **May, 2015**.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is ~~$ 1,500,000.00~~ $1,580,000.00 MW

AFFIANT

Sworn to and subscribed to before me 1st day of **May, 2015**.

MARY P. NEWBERN
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

My commission expires: Nov 6, 2017