NEW OWNER:

Nancy J. Kingsley, Trustee of the Nancy J. Kingsley Trust U/A dated November 15, 2004, as amended from time to time
1280 Old Hickory Boulevard
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-0544

SEND TAX BILLS TO:

New Owner

Map 159 Parcel 26.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150053518 DEEDWARR
Recvd: 07/02/15 11:30 3 pgs
Fees:18.00 Taxes:3496.50
20150702-0064229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Forty-Five Thousand and 00/100 Dollars ($945,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CLAUDETTE C SMITH** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Nancy J. Kingsley, Trustee of the Nancy J. Kingsley Trust U/A dated November 15, 2004, as amended from time to time** ("Grantee"), its 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:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2, 3, and 4 on the plan of William B. Carpenter's Lands, as of record in Plan Book 2, page 91, of the Chancery Court at Nashville and described according to a survey made by William Collier Parrish, Associates Engineers, dated May 4, 1960, as follows:

Beginning at a spike in the center of Old Hickory Boulevard, 881.15 feet east of a spike in the center of said Boulevard, located at the southwest corner of the property conveyed to Robert W. Smith by deed from John H. McCann, of record in Book 2293, Page 13, Register's Office for said County; thence north 30 deg. 42' East 381.1 feet; thence North 5 deg. 35' East 535.3 feet to an iron stake; thence south75 deg. East 297 feet to an iron stake; thence South 15 deg. West 878.9 feet to the center of Old Hickory Boulevard; thence with said Boulevard westerly 310.85 feet to the beginning, containing 5.17 acres, more or less.

BEING the same property conveyed to Joseph E. Smith and wife, Claudette C. Smith, by deed from Raymond Dutton White and wife, Linda T. White , dated February 21, 1986, and of record Book 6789, Page 360, Register's Office for Davidson County, Tennessee. Joseph E. Smith passed away without intervening divorce or legal separation from time of acquisition of the property herein until his death, thereby vesting title in Claudette C. Smith as surviving tenant by the entirely.

This is IMPROVED property known as 1280 Old Hickory Boulevard, Brentwood, Tennessee 37027.

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

GRANTOR covenants with said Grantee 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 effective as of this 29th day of **June, 2015**.

Claudette C. Smith

CLAUDETTE C SMITH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CLAUDETTE C SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **June, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

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

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The actual consideration or value, whichever is greater, for this transfer is $ **945,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of ~~June~~, **2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

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