BILL GARRETT, Davidson County
Trans:T20150055132 DEEDWARR
Recvd: 07/08/15 12:58 2 pgs
Fees:13.00 Taxes:1850.00
20150708-0066236

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
15-0591C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2015

Notary Public
Commission Expires: COMMISSION EXPIRATION 05/16/17

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jay Smith 14 Lexington Green Nashville, TN 37215	Pinnacle Bank 150 3rd Ave. South, Ste. 900 Nashville, TN 37201	131-01-0J-003.00

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,

Ottis G. Ball and wife, Dixie S. Ball

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

Jay Smith and Rebecca Smith, husband and wife

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

LAND in Davidson County, Tennessee, being Lot No. 3, on the plan of Lexington Green, of record in Book 6900, Page 198, and amended by Surveyor's Certificate of Correction in Book 7501, Page 786, and further amended in Book 7794, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 which is a corner lot fronts 50.00 on the westerly margin of Lexington Green and fronts 72.72 feet on the northerly margin of a Private Access, said frontages being joined by a curve having a length of 31.42 feet and extends back 92.66 feet on the northerly line and 70.00 feet on the westerly line to a point of intersection.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Lexington Green, as said areas are set forth and defined in Restrictions of record in Book 7118, Page 21, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Together with as an appurtenance and subject to an Access Easement granted to Kenneth L. Bloeser and wife, Judy Hendrick Bloeser by Lexington Green Homeowner's Association by Instrument of record in Instrument No. 20060307-0026523, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ottis G. Ball and wife, Dixie S. Ball, by Warranty Deed from Kenneth L. Bloeser and wife, Judy Hendrick Bloeser, dated 3/6/06 and recorded 3/7/06 in Instrument No. 20060307-0026524, Register's Office for 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: **14 Lexington Green, Nashville, TN 37215.**

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 26th day of June, 2015.

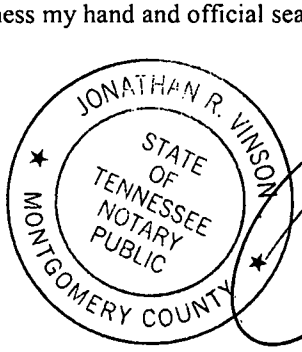
Ottis G. Ball

Dixie S. Ball

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ottis G. Ball and Dixie S. Ball** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2015.



Notary Public
My Commission Expires: COMMISSION EXPIRATION 05/16/17