WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150056374 DEEDWARR
Recvd: 07/13/15 11:03 2 pgs
Fees:13.00 Taxes:1461.50
20150713-0067702

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jocelyn Erin Smith	Jocelyn Erin Smith	Parcel ID:
14053 Old Hickory Blvd.	14053 Old Hickory Blvd.	18200009700
Antioch, TN 37013	Antioch, TN 37013	

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, we

Charles E. Trotter and Patricia V. Trotter, Trustees of the Trotter Living Trust U/D/T dated September 16, 2010

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jocelyn Erin Smith , married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land located in Davidson County, described as follows: and encumbrances as may affect the premises

Tract 1: A tract of landing in the Fifth Civil District of Nashville, Davidson County, Tennessee located on the south side of Old Hickory Boulevard approximately 1,315 feet, more or less, north of Pettus Road, as shown on a survey dated September 14,1973, by Ernest Medlin, Registered Surveyor, and being more particularly described as follows:

Beginning at a point on the south right-of-way of Old Hickory Boulevard at the northwest corner of a 3.85 acre tract fronting on Old Hickory Boulevard at the first curve north of Pettus Road; thence, leaving said south right-of-way of Old Hickory Boulevard, south 16 deg. 30' west, 619.5 feet to a point, a corner of a 10 acre tract located in the northwest quadrant of Old Hickory Boulevard and Pettus Road; thence, with the north line of said 10 acre tract, north 73 deg. 30' west 215.0 feet to a point, the northwest corner of said 10 acre tract and the southwest corner of the herein described tract; thence, north 16 deg. 30' east 600.0 .feet to a point in the south right-of-way of Old Hickory Boulevard, the northwest corner of the herein described tract; thence, with said south right-of-way, south 78 degrees, 42 minutes east, 215.9 feet to the point of beginning.

Tract II: A tract in the Fifth Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Old hickory Boulevard and Pettus Road, as shown on a survey dated September 14,1973, by Ernest Medlin, Registered Surveyor, and being more particularly described as follows:

Beginning at the point of intersection of the west right-of-way of Old Hickory Boulevard and the north right-of-way of Pettus Road; thence south 81 deg. 21' West 69.22 feet with the north right-of-way of Pettus Road to a point, the beginning of a curve to the left; thence, continuing with said north margin of Pettus Road and said curve 224.7 feet to a point, said curve having a radius of 434.26 feet; thence, leaving said north margin of Pettus Road, north 88 deg. 20* West, 287.26 feet to an iron pin; thence, north 65 deg. 02' West, 64.9 feet to an iron pin; thence, north 44 deg.16" West, 122.7 feet to an iron pin; thence north 16 deg. 30' East, 610.0 feet to a point, the southwest corner of a 3 acre tract fronting on Old Hickory Boulevard; thence, with rear of said 3 acre tract, south 73 deg. 30' East 215.0 feet to a point, the southwest corner of said tract; thence, south 16 deg. 30' West. 94.5 feet to a point, the southwest corner of a 3.85 acre tract fronting on Old Hickory boulevard; thence with the south line of said 3.85 acre tract, south 73 deg. 30' East 406.0 feet to a point in the west right-of-way of Old Hickory Boulevard; thence, south 5 deg. 59' West, 346.5 feet along said west right-of-way of Old Hickory Boulevard to the point of beginning.

BEING the same property conveyed to Charles E. Trotter and Patricia V. Potter, Trustees of the Trotter Living Trust U/D/T dated September 16, 2010 by Quitclaim Deed from Charles E. Trotter and wife, Patricia V. Trotter, of record in Instrument 20101214-0099258, dated September 16, 2010, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 14053 Old Hickory Blvd., Antioch, TN 37013

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

Witness our hands this 6th day of July, 2015.

The Trotter Living Trust U/D/T dated
September 16, 2010
By:

Charles E. Trotter, Trustee

Patricia V. Trotter, Trustee

STATE OF CALIFORNIA
COUNTY OF Monterey

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Trotter and Patricia V. Trotter, Trustees of the Trotter Living Trust U/D/T dated September 14, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she are Trustees of the Trotter Living Trust U/D/T dated September 14, 2010, and as such Trustees, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 6th day of July, 2015.

My Commission Expires: 11 June 2019

Notary Public

SCOTT M. TAMANAHA
Commission # 2111607
Notary Public - California
Monterey County
My Comm. Expires Jun 11, 2019