Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP152248

BILL GARRETT, Davidson County
Trans: T20150062546 DEEDWARR
Recvd: 07/30/15 09:40 8 pgs
Fees: 43.00 Taxes: 381.10
20150730-0075052

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2015.

Notary Public
My commission expires: 8/23/18

KATHRYN L. CASSIDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
David B. & Nancy Wyatt 406 Lakebrink Way Nashville, TN 37214	David B. & Nancy Wyatt 406 Lakebring Way Nashville, TN 37214	050D-B-023.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Vicky Harris Rhodes, as Personal Representative of the Estate of Martha Gail Smith, and Individually; Karen King Fullam as the personal representative of the Estate of Ron Fullam, Cheryl Ann Fullam Davis as the personal representative of the Estate of Emily Fullam, and Individually, Steve Fullam, Jan Harris, Lloyd Harris, and Jeffery Smith** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David B. Wyatt and Nancy Wyatt, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 77, on the Plan of First Revision, Larchwood, Phase One, Section Three, of record in Plat Book 6200, Page 697, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha G Smith by Warranty Deed from Stephen P Howard and Jewell C Howard of record in Instrument Number 20050812-0095920, Register's Office for Davidson County, Tennessee. That Martha Gail Smith having since died on November 29, 2014, unmarried, intestate, and without issue either by birth or adoption. Martha Gail Smith's estate is being probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 14P-2067. That Martha Gail Smith was predeceased by her parents and her siblings, Lois Smith Fullam, Betty Smith Harris, Henry Lee Smith, Jr., and James Smith leaving the issue of her siblings, as the decedent's only surviving heirs at law.

Lois Smith Fullam died unmarried and intestate leaving two natural children, Ron Fullam and Larry Fullam. Lois Smith Fullam had no other children either by birth or adoption. Ron Fullam having since died testate December 29, 2014, leaving his wife, Karen King Fullam, and two children Shawn Patrick Fullam and Shannon Stanley Miller. Mr. Fullam's estate is being probated in the Chancery Court for Hamilton County, Tennessee, Probate Division at Docket No. 15-P-096. Karen King Fullam is the personal representative of Ron Fullam's estate. Ron Fullam had no other children either by birth or adoption. Larry Fullam, having since died married and testate March 21, 2003, leaving his wife Emily Fullam and two children Cheryl Ann Fullam Davis and Steve Fullam as devisees under his last will and testament. Larry Fullam's estate was probated in the Gaston County, North Carolina Superior County at Docket No. 03-E458. Larry Fullam had no other children either by birth or adoption. Emily Fullam having since died March 24, 2015, unmarried and testate leaving her two children Cheryl Ann Fullam Davis and Steve Fullam as the devisees under her last will and testament. Emily Fullam's estate is being probated in the Gaston County, North Carolina Superior County at Docket No. 15-E467. Cheryl Ann Fullam Davis is the personal representative of Emily Fullam's estate. Emily Fullam had no other children either by birth or adoption. Betty Smith Harris died unmarried and intestate leaving three natural children Jan Harris, Lloyd Harris, and Vicky Harris Rhodes. Betty Smith Harris had no other children either by birth or adoption. That Martha Gail Smith was predeceased by her brother Henry Lee Smith, Jr. Henry Lee Smith, Jr. died unmarried and intestate leaving one natural child Jeffery Smith. Henry Lee Smith, Jr. had no other children either by birth or adoption. That Martha Gail Smith was predeceased by her brother James Smith. James Smith died unmarried and intestate without issue.

was predeceased by her brother James Smith. James Smith died unmarried and intestate without issue.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 406 Lakebrink Way, Nashville, Tennessee 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25 day of June, 2015.

Vicky Harris Rhodes, Personal Representative of the Estate of Martha Gail Smith

Vicky Harris Rhodes, Individually

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Vicky Harris Rhodes, in her capacity as Personal Representative of the Estate of Martha Gail Smith, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Sumner Co, Tennessee, this 25 day of June, 2015.

Notary Public at Large

My commission expires: 04/24/2018

JESSICA P. GWARTNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vicky Harris Rhodes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville (city), TN, this 25 day of June, 2015.

State of Tennessee at Large

My Commission expires: 04/24/2018

JESSICA P. GWARTNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen King Fullam, as personal representative of the estate of Ron Fullam, and not individually

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~HAMILTON~~ DALLAS

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Karen King Fullam, in her capacity as Personal Representative of the Estate of Ron Fullam, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at ~~Chattanooga~~ Dallas, TX, ~~Tennessee~~, this 20th day of July, 2015.

Jenny Kvapil
Notary Public at Large

My commission expires: 06/09/2019

Jenny Kvapil
Notary Public,
State of Texas
Expires: 06/09/2019

Lloyd Harris

Lloyd Harris, Individually

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lloyd Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Chattanooga (city), TN, this 22nd day of June, 2015.

State of Tennessee at Large

My Commission expires: June 10, 2019

CHARLIE L. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Jan Harris, Individually

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Whitfield

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dalton (city), ~~TN~~ GA, this 20 day of June, 2015.

Ragan Blevins

State of ~~Tennessee~~ Georgia at Large

My Commission expires: 11-15-2016



Steve Fullam, Individually

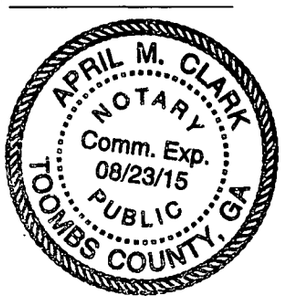
STATE OF GEORGIA
COUNTY OF Toombs

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve Fullam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Vidalia (city), GA, this 23rd day of June, 2015.

April M. Clark
Notary Public

My Commission expires: _____



Jeffery Smith, Individually

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Dorchester

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffery Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Summerville (city), ~~TN~~ SC, this 29 day of June, 2015.

DANIELLE PERRY
Notary Public, State of South Carolina
My Commission Expires 7/3/2022

Danielle Perry
South Carolina
State of ~~Tennessee~~ at Large

My Commission expires: 07/03/2022

Cheryl Ann Fullam Davis, personal representative of the Estate of Emily Fullam

Cheryl Ann Fullam Davis, Individually

STATE OF NORTH CAROLINA
COUNTY OF GASTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cheryl Ann Fullam Davis , individually and in her capacity as Personal Representative of the Estate of Emily Fullam, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at GASTONIA, ~~Tennessee~~ North Carolina, this 14 day of June, 2015.

Notary Public ~~at Large~~

My commission expires: 12-1-16

BENJAMIN LAWNICZAK
NOTARY PUBLIC
Gaston County, North Carolina
My Commission Expires December 1, 2016

STATE OF NORTH CAROLINA
COUNTY OF GASTON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheryl Ann Fullam Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in GASTONIA (city), NC, this 14 day of June, 2015.

Notary Public

My Commission expires: 12-1-16

BENJAMIN LAWNICZAK
NOTARY PUBLIC
Gaston County, North Carolina
My Commission Expires December 1, 2016