THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00. Carla A. W. Dodd Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2015. Notary Public MY COMMISSION EXPIRES: 8-23-2016 (AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Jackson Smith and Caroline Harlow Smith	METROPOLITAN BANK	
927 Morrow Road	3500 LAKELAND DR. # 501	09106018300
Nashville, TN 37209	FLOWOOD MS 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Diane Morris, individually, and Dianne Eddins Morris and Mary Kay Eddins and Jimmy G. Eddins, being all of the heirs-at-law of Willie Mae Myers, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Jackson Smith and wife, Caroline Harlow Smith,**

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:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section Two, Morrow Meadows of record in Plat Book 2331, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie Mae Myers, unmarried, and sister, Ella Odell Powers, unmarried, by deed from William James Gaddes and wife, Flora Lee Pregent Gaddes, of record in Book 3949, page 373, Register's Office for Davidson County, Tennessee, dated October 18, 1965 and recorded on October 21, 1965. William Mae Myers was a widow at the time she died without a will on April 24, 2011, leaving her adult grandchildren, Dianne Eddins Morris, Mary Kay Eddins Phillips and Jimmy G. Eddins as her heirs-at-law, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20150804-0077462 and 20150804-0077463, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dianne Morris by Quitclaim deed from Ella Odell Powers of record in Instrument No. 20110629-0049574 Register's Office for Davidson County, Tennessee, dated June 21, 2011 and recorded on June 29, 2011.

Dianne Eddins Morris and Dianne Morris are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **927 Morrow Road, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans: T20150064520 DEEDWARR
Recvd: 08/04/15 15:42 2 pgs
Fees: 13.00 Taxes: 518.00
20150804-0077466

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 the 31st day of July, 2015.

Dianne Morris

Mary Kay Eddins Phillips by Dianne Eddins Morris, Attorney-in-Fact

Jimmy G. Eddins by Dianne Eddins Morris, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dianne Morris, also known as Dianne Eddins Morris,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Dianne Eddins Morris,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Mary Kay Eddins Phillips,** and who acknowledged that she executed the same as the free act and deed of **Mary Kay Eddins Phillips.**

Witness my hand and official seal this the 31st day of July, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Dianne Eddins Morris,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Jimmy G. Eddins,** and who acknowledged that she executed the same as the free act and deed of **Jimmy G. Eddins.**

Witness my hand and official seal this the 31st day of July, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE