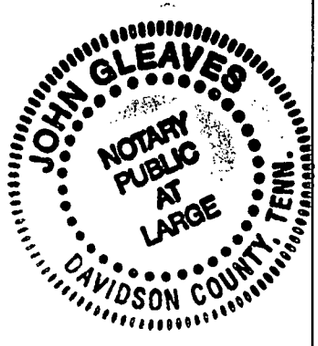


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 389,900.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2015.

Notary Public

My commission expires: 3-6-18

BILL GARRETT, Davidson County
Trans:T20150069773 DEEDWARR
Recvd: 08/19/15 09:31 2 pgs
Fees:13.00 Taxes:1442.63
20150819-0083395

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian E. Gruber **Madalene A. Houchin**	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	**08306018600**
212 Fall Street		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Melissa C. Smith and husband, Jason K. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian E. Gruber, an unmarried man, and Madalene A. Houchin, an unmarried woman as Tenants in Common with Right of Survivorship

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 located in the 7th Civil District of Davidson County, Sate of Tennessee, described as follows, to-wit:

BEING the westerly half of Lot No. 9 on the Plan of Sneed and Hamilton's Re-subdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in the First Subdivision of Brownsville of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50 feet on the southerly side of Tillman, formerly Fall Street and run back between parallel lines 130 feet to an alley.

Being the same property conveyed to Melissa H. Smith and husband, Jason K. Smith, by Quitclaim Deed from George V. Crawford, Jr., Trustee, dated 04/05/2013, and recorded on 04/16/2013 in Instrument Number 20130416-0037452, Register's Office for Davidson County, Tennessee.

The said Melissa C. Smith is also known as Melissa H. Smith.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 212 Fall Street, Nashville, TN 37206.

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 in 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 my/our hand(s) this 17th day of August, 2015.

Melissa C. Smith

Jason K. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Melissa C. Smith and Jason K. Smith, the within named Grantor(s), 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, at office, this 17th day of August, 2015.

Notary Public

My Commission Expires: 11-20-2018

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER