This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150073963 DEEDWARR
Recvd: 08/31/15 14:42 2 pgs
Fees:13.00 Taxes:2516.00
20150831-0088258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $680,000.00.

Affiant

Subscribed and sworn before me this the 28th day of August, 2015.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Andrew H. Smith<br>610 Lynnbrook Road<br>Nashville, TN 37215 | NEW Owners | 117-01-0-079.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FLORENT ELEFTERIOU AND WIFE, XIANGLI ELEFTERIOU, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW H. SMITH AND RENEE M. SMITH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly 100 feet of Lots Nos. 1 and 2 on the Plan of Meadowlawn a Subdivision of record in Plat Book 974, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lots Nos 1 and 2 fronts 100 feet on the Easterly side of Lynbrook Road, formerly Jordan or Stokes Avenue, and runs back 120 feet on the Northerly line and 125 feet, more or less on the Southerly line, to the westerly line of Lot No. 3, measuring 100 feet thereon.

Being the same property conveyed to Florent Elefteriou and wife, Xiangli Elefteriou by Warranty deed from John Scott Keen and wife, Rachelle D. Keen of record in Instrument No. 20120105-0001058 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on January 05, 2012.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 610 Lynnbrook Road, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 28th day of August, 2015.

Florent Elefteriou by Kristina Jones
Florent Elefteriou Attorney In Fact
By: Kristina Jones Attorney In Fact

Xiangli Elefteriou by Kristina Jones
Xiangli Elefteriou Attorney In Fact
By: Kristina Jones Attorney In Fact

STATE OF TN
COUNTY OF Davidson

On this 28th day of August, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Xiangli Elefteriou, by Specific Power of Attorney dated August 11, 2015, and who acknowledged that he executed the same as the free act and deed of Xiangli Elefteriou.

Witness my hand and official seal this 28th day of August, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On this 28th day of August, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Florent Elefteriou, by Specific Power of Attorney dated August 11, 2015, and who acknowledged that he executed the same as the free act and deed of Florent Elefteriou.

Witness my hand and official seal this 28th day of August, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY