Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by:
N. Courtney Hollins
Dickinson Wright, PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150089555 DEEDWARR
Recvd: 10/21/15 09:21 5 pgs
Fees:28.00 Taxes:3141.30
20151021-0106904

GENERAL WARRANTY DEED

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
Deborah Harper 103 Cherry Branch Lane Old Hickory, Tennessee 37138	Same as Owner	054-10-0-014.00

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

The actual consideration for this transfer is EIGHT HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS ($849,000.00).

JAnderson
Affiant

SUBSCRIBED AND SWORN TO before me this the 20 day of October, 2015.

Notary Public

My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, OSCAR RAY SMITH, JR. and CLARE THOMSON-SMITH, as Trustees of the OSCAR RAY SMITH, JR. LIVING TRUST DATED FEBRUARY 8, 2008; and CLARE THOMSON-SMITH and OSCAR RAY SMITH, JR., as Trustee of the CLARE THOMSON-SMITH LIVING TRUST DATED FEBRUARY 8, 2008 ("Grantors"), their successors and assigns, have bargained and sold, and by these presents do transfer and convey unto DEBORAH H. HARPER ("Grantee"), a married woman, her heirs, representatives, successors and assigns, a certain tract or parcel of land in Old Hickory, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

The Property is improved property known as 103 Cherry Branch Lane, Old Hickory, Tennessee 37138.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference, and to all zoning, ordinances, land use, and other rights and matters of record.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, representatives, successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, and Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, as Trustees only, his or her successors and assigns, to

warrant and forever defend the title to the Property to Grantee, her heirs, representatives, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

This conveyance is made by Grantors solely in their fiduciary capacity as Trustees of the foregoing trusts, and Grantors shall not be liable in a non-fiduciary capacity for any breach or failure of any covenant, warranty or representation made herein; and the liability, if any, of the Grantors, in their fiduciary capacity aforesaid, in the event of any such breach or failure, shall be limited to the value of the assets of the trusts in their hands as such fiduciary on the date that they shall receive written notice thereof.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the 20th day of October, 2015.

GRANTORS:

Oscar Ray Smith Jr Trustee
OSCAR RAY SMITH, JR., TRUSTEE

Clare Thomson-Smith, Trustee
CLARE THOMSON-SMITH, TRUSTEE

BEING THE TRUSTEES OF THE OSCAR RAY SMITH, JR. LIVING TRUST DATED FEBRUARY 8, 2008

Clare Thomson-Smith, Trustee
CLARE THOMSON-SMITH, TRUSTEE

Oscar Ray Smith Jr Trustee
OSCAR RAY SMITH, JR., TRUSTEE

BEING THE TRUSTEES OF THE CLARE THOMSON-SMITH LIVING TRUST DATED FEBRUARY 8, 2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, N. Courtney Hollins, a Notary Public of said County and State, personally appeared OSCAR RAY SMITH, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the TRUSTEE of THE OSCAR RAY SMITH, JR. LIVING TRUST, DATED FEBRUARY 8, 2008, and of THE CLARE THOMSON-SMITH LIVING TRUST DATED FEBRUARY 8, 2008, the within named bargainors, and that as such TRUSTEE executed the foregoing instrument for the purposes therein contained, by signing the his name, as the Trustee thereof.

Witness my hand and seal, at Old Hickory, Davidson County, Tennessee, this 20th day of October, 2015.

N. Courtney Hollins
Notary Public

My Commission Expires: March 7, 2017

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, N. Courtney Hollins, a Notary Public of said County and State, personally appeared CLARE THOMSON-SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the TRUSTEE of THE CLARE THOMSON-SMITH LIVING TRUST, DATED FEBRUARY 8, 2008, and of THE OSCAR RAY SMITH, JR., LIVING TRUST DATED FEBRUARY 8, 20008, the within named bargainors, and that as such TRUSTEE executed the foregoing instrument for the purposes therein contained, by signing the her name, as the Trustee thereof.

Witness my hand and seal, at Old Hickory, Davidson County, Tennessee, this 20th day of October, 2015.

N. Courtney Hollins
Notary Public

My Commission Expires: March 7, 2017

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 295, as shown on the map entitled Re-subdivision of Lots 293 & 295 Brandywine Farms-Section 17, of record in Plat Book 5200, page 511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oscar Ray Smith, Jr. and wife, Clare J. Thomson-Smith, by deed from Peggy K. Hooper and Clifford E. Hooper, wife and husband, of record in Book 8615, page 970, dated April 23, 1992, said Register's Office.

Oscar Ray Smith, Jr. and wife, Clare J. Thomson-Smith conveyed their interest to Oscar Ray Smith, Jr. and Clare Thomson-Smith, Trustees of the Oscar Ray Smith, Jr. Living Trust dated February 8, 2008 and to Clare Thomson-Smioth and Oscar Ray Smith, Jr., Trustees of the Clare Thomson-Smith Living Trust dated February 8, 2008, as tenants in common, by quitclaim deed of record in Instrument No. 20080212-0013880, dated February 8, 2008, said Register's Office.

Being further conveyed to Oscar Ray Smith, Jr. Trustee of the Oscar Ray Smith, Jr. Living Trust dated February 8, 2008 and to Clare Thomson-Smith, Trustee of the Clare Thomson-Smith Living Trust dated February 8, 2008, as joint tenants with right of survivorship, by deed from Oscar Ray Smith, Jr. and Clare Thomson-Smith, Trustees, of record in Instrument No. 20150720-0070407, dated July 14, 2015, said Register's Office.

EXHIBIT B
ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 054-10-0-014.00.

2. Matters shown on the Plan of record in Plat Book 5200, page 511, in the Register's Office of Davidson County.

3. Restrictive Covenants contained in instrument of record in Book 4979, page 92, said Register's Office.

4. Easement for the flow of the water of Old Hickory Lake and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of Old Hickory Lake, free from diminution or pollution.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Old Hickory Lake.

7. Title to that portion of the land lying below the ordinary low water mark of Old Hickory Lake.