P15-7140-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 392,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Oct., 2015 Notary Public MY COMMISSION EXPIRES: 11/8/2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20150092171 DEEDWARR
Recvd: 10/29/15 10:13 2 pgs
Fees:13.00 Taxes:1452.25

20151029-0110070

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery L. Smith	Simmons First National Bank	
5081 Moss Rd	480 Oil Well Road, 2nd Floor	155-16-0-049.00
Nashville, TN 37221-4209	Jackson, TN 38305	
(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, **Staid Asset Management, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery L. Smith and Elizabeth A. Smith, husband and wife**

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. 34 on the Plan of Section Two, Pasquo Park Subdivision of record in Plat Book 3600, Page 77, 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 James T. Sellers and wife, Jennifer N. Sellers by Installment deed from Thomas W. Sellers and wife, Linda G. Sellers of record in Instrument No. 20010316-0025629 Register's Office for Davidson County, Tennessee, dated March 16, 2001 and recorded on March 16, 2001.

Being the same property conveyed to Mark K. Grange and Nilda R. Neyra by Warranty deed from James T. Sellers and wife, Jennifer N. Sellers of record in Instrument No. 20150416-0033509 Register's Office for Davidson County, Tennessee, dated April 08, 2015 and recorded on April 16, 2015.

Being the same property conveyed to Staid Asset Management, LLC by Quitclaim deed from Mark K. Grange and Nilda R. Neyra, husband and wife of record in Instrument No. 20150731-0075776 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 31, 2015.

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 () UNIMPROVED

(X) IMPROVED property known as **5081 Moss Rd, Nashville, TN 37221-4209.**

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 my hand( ) this the 27th day of October, 2015.

Staid Asset Management, LLC

BY: _____

ITS: _____

STATE OF ARIZONA
COUNTY OF Maricopa

Before me, a Notary Public in and for said State and County, personally appeared Mark Grange, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of the maker, **Staid Asset Management, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 27th day of October, 2015.

My Commission expires March 20, 2017

Notary Public

SHAMRA N. MARTINEZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Mar 20, 2017