THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115985** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2016. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: John Fa and Lindsay W Fa 3905 Cambridge Ave Nashville TN 37205-1811	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10308029300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Arthur W. Smith and Allison S. Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Fa and Lindsay W Fa, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 8, Block "H" as shown on the map entitled the Plan of Cherokee Park, Second Section, of record in Book 547, Pages 175-176, 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 Arthur W. Smith and Allison S. Smith by Warranty Deed from James Borland, Jr. and wife, Alison T. Borland, recorded on the 18th day of July, 2011 in Instrument No. 20110718-0054868, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECOND SECTION, as recorded in Plat Book 547, Page(s) 175 and 176.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Cherokee Park Neighborhood Association recorded at Instrument No. 20000531-0054011.
Restrictive Covenant for Detached Structure recorded at Instrument No. 20040614-0069844.

BILL GARRETT, Davidson County
Trans:T20160002757 DEEDWARR
Recvd: 01/12/16 09:30 2 pgs
Fees:13.00 Taxes:3015.50
20160112-0003029

This is improved property located at 3905 Cambridge Ave Nashville TN 37205-1811

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2016.

Arthur W. Smith

Allison S. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arthur W. Smith and Allison S. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018