# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 2016.

Mary Birthright
Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES:
08-30-19 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph K. Moi | US Bank, NA | |
| (NAME) | (NAME) | |
| 1605 Otter Creek Road | 3180 Rider Trail South | 145 77 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN | Earth City, MO 63045 | |
| (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, I, **MARK HARRISON SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH K. MOI, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the southerly margin of Otter Creek Road; thence leaving said Road, easterly 383.32 feet; thence S6°W, 907 feet, more or less, to a point in the northerly margin of a 50 foot easement; thence with the margin of same N86°30'48"W, 160 feet to a point; thence N13°12'40"W, 865 feet to a point in the southerly margin of Otter Creek Road; thence with the same, northeasterly 220 feet to the point of beginning.

Being the same property conveyed to Mark H. Smith and Ann Adkins-Smith, as tenants by the entirety by Quitclaim Deed from Mark H. Smith, dated September 17, 2002, of record in Instrument No. 20020920-0115135, Register's Office for Davidson County, Tennessee. Shirley Ann Adkins-Smith has since conveyed her interest in said property to Mark Harrison Smith by Quitclaim Deed, dated February 3, 2006, recorded in Instrument No. 20060209-0016319, in the Register's Office for Davidson County, Tennessee.

Mark H. Smith is also known as Mark Harrison Smith.
Ann Adkins-Smith is also known as Shirley Ann Adkins-Smith.

BILL GARRETT, Davidson County
Trans:T20160011197 DEEDWARR
Recvd: 02/10/16 09:35 2 pgs
Fees:13.00 Taxes:2405.00
20160210-0012717

This conveyance is subject to 2016 real property taxes; and Easements of record in Book 7461, Page 920 and Instrument No. 20020530-0065542, said Register's Office.

Un improved property, known as 1605 Otter Creek Road, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8th day of February, 2016.

MARK HARRISON SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Harrison Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of February, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019