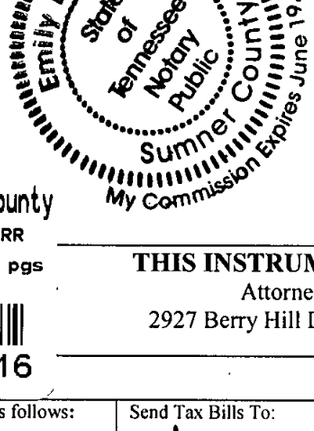
G#28072-2

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$131,500.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2016.

Notary Public

My commission expires: June 19, 2018
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160013919 DEEDWARR
Recvd: 02/19/16 12:48 2 pgs
Fees:13.00 Taxes:486.55
20160219-0016016

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alex J. Paul	New owner	**14905019900**
2315 Rader Ridge Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Aaron A. Smith and wife, Meggan Book-Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex J. Paul

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:

LAND in Davidson County, Tennessee, being Lot No. 161B on the Plan of Lots 159 & 161, Zone Lot Division, Pebble Trace, Section 1, as of record in Book 6900, Page 34, and amended in Book 6900, Page 564, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Aaron A. Smith and Svneja Smith, by Warranty Deed dated July 29, 2009, from Jae Boon Kim, married, of record in Instrument No. 20090730-0071244, and Scrivener's Affidavit of record in Instrument No. 20090812-0075870, Register's Office for Davidson County, Tennessee. Pursuant to that Final Divorce Decree dated October 26, 2011, Svenja Smith, a single woman, conveyed her interest to Aaron A. Smith, a single man, by Quitclaim Deed dated March 20, 2013, of record in Instrument No. 20130326-0029473, said Register's Office.

MEGGAN Book-Smith, spouse of the above named Aaron A. Smith, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Page 34, and amended in Book 6900, Page 564, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 7409, Page 901, Register's Office for Davidson County, Tennessee;

3) Charter of Pebble Trace Homeowners Association, Inc., of record in Book 7423, Page 825, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **2315 Rader Ridge Road, Antioch, TN 37013**.

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 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/our hand(s) this 12th day of **February, 2016.**

Aaron A. Smith

Aaron A. Smith

Meggan Book-Smith

Meggan Book-Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Aaron A. Smith and wife, Meggan Book-Smith,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of **February, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY