Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Smith Homes LLC 1616 Otter Creek Road Nashville, TN 37215	Same as New Owner	Map: 132-16 Parcel: 013.00

This instrument prepared by: David B. Gray
Tune, Entrekin & White, P.C
315 Deaderick Street, Suite 1700, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Joseph A. Meeker, Successor Trustee of the Joy A. Meeker Trust dated December 15, 2000 and Joseph A. Meeker, Individually** ("Grantor") have bargained and sold, and hereby transfer and convey to **Smith Homes LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 786 on the Plan of Section Thirteen Caldwell Hall, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 786 fronts 48.22 feet on the westerly margin of Timberhill Court and extends back 134.5 feet on the northerly line and 150.15 feet on the southeasterly line to a broken line in the rear, measuring 162.68 feet thereon.

Being the same property conveyed to Joy D. Hansen and husband, Paul E. Hansen by deed dated May 29, 1987 as of record in Book 7258, page 689, Register's Office for Davidson County, Tennessee. The said Paul E. Hansen quitclaimed his interest to Joy D. Hansen as of record in Book 8357, page 745, said Register's Office. Further, Joy D. Hansen is one and the same person as Joy D. Meeker and quitclaimed said property to The Joy D. Meeker Living Trust by deed of record in Instrument No. 20010306-0020815, and Joy D. Meeker Living Trust, Joy D. Meeker, as Trustee of record in Instrument No. 20020802-0092700, said Register's Office. Further, Joy D. Meeker, Trustee conveyed said property to Joy D. Meeker, Trustee of the Joy D. Meeker Living Trust and Joseph A. Meeker, unmarried by deed of record in Instrument No. 20061130-0147837, Register's Office for said County. Joy. D. Meeker is now deceased and Joseph A. Meeker is Successor Trustee of the Joy D. Meeker Trust dated December 15, 2000.

BILL GARRETT, Davidson County
Trans:T20160031437 DEEDWARR
Recvd: 04/18/16 13:04 3 pgs
Fees:18.00 Taxes:758.50
20160418-0037142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Mark S. Russell
AFFIANT

Subscribed and sworn to before me this 18th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: _____

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters as shown on subdivision plan of record in Book 3300, page 66, said Register's Office; Covenants, conditions and restrictions as set forth in instrument of record in Book 3400, page 226, Book 3435, page 347, and in Book 3502, page 555, said Register's Office, and 2016 taxes being prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

This is improved property, known as 4717 Timberhill Ct, Nashville, TN 37211.

EXECUTED this 18th day of April, 2016.

Joseph A. Meeker Successor Trustee

Joseph A. Meeker, Successor Trustee of The Joy D. Meeker Trust dated December 15, 2000

Joseph A. Meeker

Joseph A. Meeker, Individually

[Acknowledgements to follow this page]

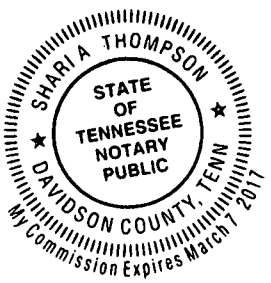
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared Joseph A. Meeker, 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 Successor Trustee of The Joy D. Meeker Living Trust dated December 15, 2000, the within named bargainor, and that he as the Successor Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of April, 2016.

Notary Public
My Commission Expires:_____

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, of the State and County aforesaid, personally appeared Joseph A. Meeker, 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 seal, this 18th day of April, 2016.

Notary Public
My Commission Expires: _____

(SEAL)

