Return to: MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

#1286

BILL GARRETT, Davidson County
Trans:T20160037110 DEEDWARR
Recvd: 05/04/16 12:53 2 pgs
Fees:13.00 Taxes:555.00
20160504-0044051

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Custom Concept, LLC.	(NEW OWNER)	Map 081-07-0-
865 Bellevue Rd., Apt. U13		Parcel 304.00
Nashville, TN 37221		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135 without the benefit of title insurance.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Bradley S. Smotherman and Eddie Smotherman,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Custom Concept, LLC, a Tennessee limited liability company,** (The "Grantee"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.16 in W.S. Settle's Subdivision of Lot No. 7 of Woodards Plan of record in Book 57, page 132, said Register's Office, and further described as follows:

SAID Lot No. 16 fronts 50 feet on the Westerly Side of Fourteenth Avenue North (formerly Alberta Avenue) and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Bradley S. Smotherman, married and Eddie Smotherman, unmarried by special warranty deed dated December 4, 2015 from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed certificates, Series 2007-6 of record in Instrument No. 20151211-0124969, said Register's Office.

This instrument is executed on behalf of Eddie Smotherman by Bradley S. Smotherman, his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20160504-0044050 **, said Register's Office.**

This is the same legal description used in the previous deed of record.

This is not the personal, marital or primary residence of Grantor, spouse and/or any dependents.

This conveyance is subject to the following:

1. **2016 Taxes, not yet due and payable.**
2. **Any and all matters of record in Plat Book 57, page 132, said Register's Office.**

This is improved property commonly known as **1817 14th Avenue N, Nashville, TN 37208.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 150,000.00.

Affiant

Subscribed and sworn to before me this 12 day of January, 2016.

Notary public:
My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12 day of **January, 2016.**

Bradley S. Smotherman

Eddie Smotherman by Bradley S. Smotherman, Attorney-In-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley S. Smotherman, individually and as Attorney-In-Fact for Eddie Smotherman,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 12 day of **January, 2016.**

Notary Public
My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY