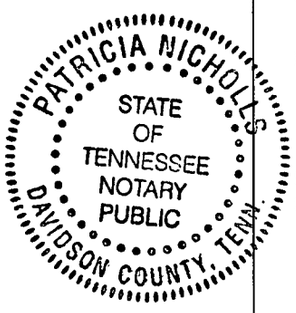
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Paul K. Smith	SunTrust Mortgage, Inc.	Parcel ID:
2733 Sawyer Bend Rd.	901 Semmes Ave.	11609003500
Franklin, TN 37069	Richmond, VA 23224	

FOR AND IN 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, we

Mary Rita Smith, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Paul K. Smith , married

hereinafter called the GRANTEES, their 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. 345 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, Page 109, Register's Office for said County, described as follows:

Beginning on the southerly margin of Olive Branch Drive at the corner of Lots Nos. 344 and 345; thence with the line between said two lots southwardly 200 feet; thence north 65 deg. 10' west 215 feet to the easterly margin of Long Meadow Road; thence with same northwardly 175 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 39.3 feet to the southerly margin of said Olive Branch Drive; thence with same eastwardly 190 feet to the beginning.

Being the same property conveyed to Carlyss Melvin Smith and wife, Mary Rita Smith by deed from Howard L. Dorris and wife, Lilla B. Dorris, of record in Book 3812, Page 569, dated September 8, 1964, Register's Office for said County. The said Carlyss Melvin Smith died February 22, 2013, and title vested in Mary Rita Smith as surviving tenant by the entirety.

This conveyance is subject to Restrictions of record in Book 2930, Page 123, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 109, said Register's Office; (3) Easement to Southern Bell of record in Book 2882, Page 23, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 209 Olive Branch Rd, Nashville, TN 37205

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 27th day of May, 2016.

Mary Rita Smith

Mary Rita Smith

BILL GARRETT, Davidson County
Trans:T20160045542 DEEDWARR
Recvd: 05/31/16 12:29 2 pgs
Fees:13.00 Taxes:925.00

20160531-0054385

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 Mary Rita Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2016.

My Commission Expires: 8/23/16 _____
Notary Public

