THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00. Jenica Collins Affiant
Mail to: **BANKERS TITLE** **2 Cadillac Drive** **Brentwood, Tennessee 37027**	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 2016 Jenna Walters Notary Public MY COMMISSION EXPIRES: 8.11.17 (AFFIX SEAL)

JENNA WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R Niewold LLC	New owner	MAP 116-13-0
126 Lincoln Ct	423 Jackson Blvd.	PARCEL 129.00
Nashville, TN 37205	Nashville TN 37205	
(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, WE, **Andrew Smith and Amanda Smith, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles R Niewold LLC**

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:

Lying and being in Davidson County, Tennessee, and being the Northerly 17.5 feet of Lot No. 35 and all of Lot Nos. 36 and 37 of Block No. 2 on the Map of the Courts of Belle Meade, of record in Book 547, Page 141, in the Register's Office of Davidson County, Tennessee. Said part of Lot 35 and all of Lot Nos. 36 and 37 front together 77.5 feet on the Westerly side of Lincoln Court and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Andrew K. Smith, unmarried and Amanda K. Powell, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Joshua B. Pittman and wife, Elizabeth D. Pittman (formerly known as Elizabeth A. Davis), dated November 30, 2011, and of record in Instrument No. 20111207-0095615, in the Register's Office of Davidson County, Tennessee.

Amanda K. Powell is now known as Amanda Powell Smith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **126 Lincoln Ct, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20160052216 DEEDWARR
Recvd: 06/20/16 13:03 2 pgs
Fees:13.00 Taxes:1998.00
20160620-0062497

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 our hands this the 15th day of June, 2016.

Andrew Smith

Amanda Powell Smith

Amanda Powell 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 **Andrew Smith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 **Amanda Powell Smith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE