WARRANTY DEED

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-P-16-1113A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Margaret Behncke and Tim S. Behncke	Same as Above	
(NAME) **1113 A Biltmore Drive**	BILL GARRETT, Davidson County Trans:T20160053627 DEEDWARR Recvd: 06/23/16 12:15 2 pgs Fees:13.00 Taxes:2408.33 20160623-0064137	**131-12-F-1.00CO**
(ADDRESS) **Nashville, TN 37204**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY M. SMITH, JR AND LAUREN SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY MARGARET BEHNCKE AND TIM S. BEHNCKE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unt A of Biltmore Townhomes, a Horizontal Property Regime with Private Elements, located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Biltmore Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20041230-0154867, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, condtions and regulations imposed upon and relating to the units, property co-owners, and tenants of Biltmore Townhomes, a Horizontal Property Regime With Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041230-0154867, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Jerry M. Smith, Jr., and wife, Lauren Smith by Warranty Deed from Carolyn Lawson, unmarried, recorded June 5, 2014 in Instrument Number 20140605-0049010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of Battery Park of record in Plat Book 1130, Page 103, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument No. 20041230-0154867, said Register's Office.
- Restrictive Covenant of record in Book 10657, Page 634, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1113 A Biltmore Drive, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF JUNE, 2016.

Jerry M. Smith, Jr by John Gleaves as Attorney in Fact

Lauren Smith by John Gleaves as Attorney in Faet

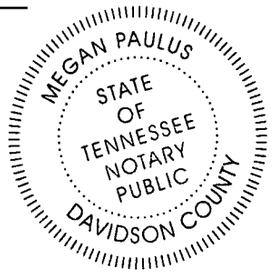
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JERRY M. SMITH, JR AND LAUREN SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said JERRY M. SMITH, JR AND LAUREN SMITH.

Witness my hand and official seal, this the 22nd of June, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212