THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33131-07-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Jean H. Smith Affiant Subscribed and sworn to before me this 12th day of August, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Craig LeQuire, Jennifer LeQuire 101 Robin Springs Road Nashville, TN 37220	**Send Tax Bills To:** Synovus Mortgage 2304 Lakeshore Dr Birmingham AL 35209	**Tax Information:** Map and Parcel No.:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jean H. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig LeQuire and Jennifer LeQuire, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 Robin Springs Road, Nashville, TN 37220

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160071138 DEEDWARR
Recvd: 08/16/16 13:38 3 pgs
Fees:18.00 Taxes:1480.00
20160816-0085421

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of August, 2016.

Jean H. Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jean H. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2016.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

LAND located in Davidson County, Tennessee, being all of Unit No. 3-B, on the Plan of Robin Springs, a Horizontal property regime, according to plat and survey of same appearing of record in Book 6560, page 285, in the Register's Office of Davidson County, Tennessee, said regime having been established by Master Deed of Record in Book 6401, page 431, said Register's Office. The easements, covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Robin Springs contained in the Master Deed and By-Laws appended thereto recorded in Book 6401, page 431, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Valentine W. Smith and wife, Jean H. Smith, by Warranty Deed from Wall Construction Company, dated January 15, 1986, of record in Book 6769, page 798, in the Register's Office of Davidson County, Tennessee. Valentine W. Smith having since died on February 27, 2013, leaving Jean H. Smith as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on the plat of record in Plat Book 6560, page 285 and the Master Deed of record in Book 6401, page 431, Book 6250, page 170, Book 10173, page 487, and Instrument No. 20140311-0020413; to Right-of-Way to the State of Tennessee of record in Instrument No. 20120914-0083631 and Instrument No. 20130327-0030251, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.