Mail: Elizabeth Collins
311 Bailey Ln
Pleasant View, TN 37146

BILL GARRETT, Davidson County
Trans:T20160103153 DEEDWARR
Recvd: 11/22/16 09:24 3 pgs
Fees:18.00 Taxes:1017.50
20161122-0123072

This document prepared by (~~and after recording return to~~):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3141**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Donna Faye Smith and Joann Sparkman Castleman,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Anthony L. Smith, a single man**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 314 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 314 fronts 100 feet on the north side of Gaywood Drive and runs back between lines 150 feet on the west line and 102.4 feet on the east line to a dead line in the rear on which it measures 104.1 feet.

Being the same property conveyed to Donald Sparkman and wife, Odetta M. Sparkman by Warranty Deed from The Kennedy Corp., dated 06/16/1961 and filed for record in Book 3249, page 67, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Donna Faye Smith and Joann Sparkman Castleman by Affidavit of Heirship, filed for record in Instrument Number 20120808-0070773, Register's Office for Davidson County, Tennessee.

This is improved property also known as 304 Gaywood Drive, Nashville, Tennessee, 37211.

Map and Parcel: 14702007400

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 21st day of November, 2016.

Donna Faye Smith
Donna Faye Smith -Grantor

JoAnn Sparkman Castleman
Joann Sparkman Castleman -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Faye Smith and Joann Sparkman Castleman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of November, 2016.

Elizabeth C
NOTARY PUBLIC

My Commission Expires:
12/27/2016

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

Grantee(s) Name, Address:	Send Tax Statement To:
Anthony L. Smith	Provident Funding Associates, LP
304 Gaywood Drive	3390 Peachtree Rd NE # 300
Nashville, TN 37211	Atlanta, GA 30326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$275,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 21st day of November, 2016.

Affiant

Notary Public

My commission expires:

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019