ADDRESS NEW OWNER: Larry Hayes, Jr.

214 2nd Ave. N., Suite 103
Nashville TN 37201

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 11807005100

BILL GARRETT, Davidson County
Trans:T20160103473 DEEDWARR
Recvd: 11/22/16 15:22 4 pgs
Fees:23.00 Taxes:1665.00
20161122-0123455

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donald H. Smith, Jr., Warren Dudley Smith, Druanne Smith Freeman and Laura Smith Grigsby** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Larry Hayes, Jr.** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 15 on the Map of Berrywood Subdivision, as of record in Book 1835, Page 24, Register's Office for said County.

Said Lot No. 15 fronts 73 feet on the east side of Greystone Road and runs back between lines, 161.7 feet on the north line and 159.1 feet on the south line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Donald H. Smith and wife, Leone B. Smith, from Curtis L. Walker and wife, Rubye H. Walker, by Warranty Deed dated April 1, 1951, in Book 1972, Page 477, Register's Office for Davidson County, Tennessee. The said Donald H. Smith died on September 3, 1993, leaving Leone B. Smith as the sole surviving tenant by the entirety. The said Leone B. Smith died leaving the following heirs at law: Donald H. Smith, Jr., Warren Dudley Smith, Druanne Smith Freeman, and Laura Smith Grigsby. See Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20161122-0123454 said Register's Office. Leone B. Smith is one and the same person as Leone Brown Smith. Donald H. Smith is one and the same person as Donald Hayes Smith.

This is property with a common address of 2710 Greystone Rd., Nashville, TN 37204.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same paid by Grantor at closing.(2) All matters appearing on the Plan of record in Book 1835, Page 24, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 1786, Page 361, and Book 1855, Page 478, said Register's Office.(4) Easement for water mains and appurtenances in Book 4732, Page 440, said Register's Office.

The subject property has never been the marital residence of any Grantor, and each Grantor warrants that the subject property is not subject to any marital interests therein.

The subject property is conveyed "AS IS."

See attached TennCare Release and Inheritance Tax Release attached hereto as Exhibits A and B respectively and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of November 2016.

Donald H. Smith, Jr.

Warren Dudley Smith

Druanne Smith Freeman

Laura Smith Grigsby

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Donald H. Smith, Jr. and Warren Dudley Smith and Druanne Smith Freeman and Laura Smith Grigsby ,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of November 2016.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:

My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

Affiant

Subscribed and sworn before me this 22nd day of November 2016.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:

My Commission Expires MAR. 7, 2017

File No. 1611K268

Exhibit A

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Mark A. Emkes
Commissioner

7/6/2016

CINDY S. SMITH
LEGAL COUNSEL
2606 EUGENIA AVE #C
NASHVILLE, TN 37211

RE: LEONE SMITH
Last Four Of SSN 0123

Dear CINDY S. SMITH:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Tangela J. Howard

LSS [illegible] day

TENNESSEE DEPARTMENT OF REVENUE

Exhibit B

Inheritance Tax Closing Letter (This is not a bill for tax due)

November 6, 2015

SMITH LEONE B
ATTN: CINDY S SMITH
2606 ESQENRA AVE
NASHVILLE TN 37211

Account Type:	INHERIT TX
Account No.:	442102074
Date of Death:	October 26, 2014
County:	DAVIDSON
SSN:	XXX-XX-0123

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

SMITH LEONE B
ATTN: CINDY S SMITH
2606 ESQENRA AVE
NASHVILLE, TN 37211

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