WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170003567 DEEDWARR
Recvd: 01/13/17 09:13 2 pgs
Fees:13.00 Taxes:1827.80
20170113-0004065

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-WR-16-515-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (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)
James S. Smith, III and Margaret C. Culler	**FirstBank**	
(NAME) **515 South 13th St**	(NAME) **318 Seaboard Lane**	**094-01-0-030.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MATTHEW R. RHEAD, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES S. SMITH, III AND MARGARET C. CULLER, HUSBAND AND WIFE,** 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 Lot No. 91 on the Plan of Payne Blakemore & Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Regal Homes Co. a Tennesse Corporation by Warranty deed from Ollie L. Pace, Teresa Carter, and the Estate of Donald R. Hayes by and through his authorized Executrix, Teresa Carter of record in Instrument No. 20140128-0007734 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 28, 2014.

Being the same property conveyed to Matthew R. Rhead, a single person by Warranty deed from Regal Homes Co., a Tennessee corporation of record in Instrument No. 20150811-0080017 Register's Office for Davidson County, Tennessee, dated August 06, 2015 and recorded on August 11, 2015. (Value of consideration shown in aforementioned deed $485,000.00.)

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 70, 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: **515 South 13th St, Nashville, Tennessee 37206**.

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 11th DAY OF JANUARY, 2017.

Matthew R. Rhead by Loy Carney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, 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 MATTHEW R. RHEAD, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW R. RHEAD.

Witness my hand and official seal, this the 11th of January, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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