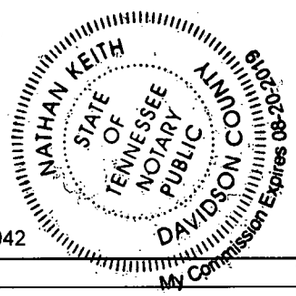
WARRANTY DEED



Y-KW-17-942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (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)
Earl Edward Rhodes, IV	**New Owner**	
(NAME) **942 Chickasaw Avenue**	BILL GARRETT, Davidson County Trans:T20170029069 DEEDWARR Recvd: 04/06/17 10:37 2 pgs Fees:13.00 Taxes:932.40 20170406-0033752	**072-09-0-039.00**
(ADDRESS) **Nashville, TN 37207**		
(CITY) (STATE) (ZIP)	(CIT	

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, **BRAD SMOTHERMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EARL EDWARD RHODES, IV, UNMARRIED,** 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. 41 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, 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 Brad Smotherman by Warranty deed from Michael S. Turner and wife, Laren R. Turner of record in Instrument No. 20160908-0094362 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 08, 2016. Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 97, 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: **942 Chickasaw Avenue , Nashville, Tennessee 37207**.

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 31st DAY OF MARCH, 2017.

Brad Smotherman by Laura Mitchell, Attorney - In - Fact

Brad Smotherman by Laura Mitchell, 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, LAURA MITCHELL, 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 BRAD SMOTHERMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said BRAD SMOTHERMAN.

Witness my hand and official seal, this the 31st of March, 2017.

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



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