THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612204**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2017. Notary Public My Commission Expires:

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Davidson County DEEDWARR
Recvd: 07/18/17 12:57 4 pgs
Fees:23.00 Taxes:1461.50
20170718-0072248

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrea H Smith and Jared A Smith 1409 A Meridian Nashville TN 37207	Farmington Mortgage #3004 2062 Richard Jones Rd Nashville, TN 37215	Tax Parcel ID No. 071-11-0-523.00

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, **Clayton Tate and Hannah Crockett a/k/a Hannah Tate, husband and wife and Tanner Rollins and Shelby Rollins, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrea H Smith and Jared A Smith, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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 Clayton Tate, Hannah Crockett, Tanner Rollins and Shelby Rollins by Quitclaim deed from Clayton Tate, Hannah Crockett, Tanner Rollins and Shelby Rollins of record in Instrument No. 20160602-0055619 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 02, 2016.

The execution of this instrument is effected by the signature of Tanner Rollins as Attorney-in-fact for Shelby Rollins, which Power of Attorney is recorded in Instrument No. 20170718-0072247, said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

This is improved property located at 1409 A Meridian Nashville TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of July, 2017.

Clayton Tate

Hannah Crockett a/k/a Hannah Tate

Tanner Rollins

Shelby Rollins by Tanner Rollins as Attorney in fact
AS ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton Tate, Hannah Crockett a/k/a Hannah Tate, and Tanner Rollins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2017.

Notary Public
My Commission Expires: _____

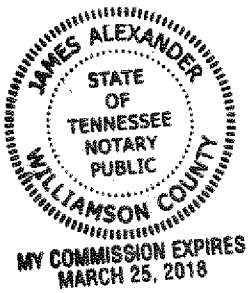
JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tanner Rollins,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Shelby Rollins,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of July, 2017.

Notary Public My Commission Expires: _____



Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020