STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-8965D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170065820 DEEDWARR
Recvd: 08/01/17 10:27 2 pgs
Fees:13.00 Taxes:858.40
20170801-0077860

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William T. Smith, a single man (NAME)	SecurityNational Mortgage Company (NAME)	62-2-A-207 CO
2801 River Bend Drive (STREET ADDRESS)	5300 South 360 West #150 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Murray, UT 84123 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Barney K. Lewis and Kyong C. Lewis, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William T. Smith, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 215 on the plan of RIVER TRACE ESTATES, PHASE 1, SECTION 3, as shown by plat of record in Plat Book 6900, Page 615, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Barney K. Lewis and wife, Kyong C. Lewis from Fox Ridge Homes, Inc., by Deed dated May 30, 1995, in Book 9692, Page 113, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6851, page 370 and Book 6982, page 747, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 615 and Boundary Plat of record in Book 6250, page 995, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.
6. Transmission Line Easement as recorded in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
7. Slope Easement as recorded in Book 7296, page 484, Register's Office for Davidson County, Tennessee.

8. Flowage Easement as recorded in Book 2022, page 83, Register's Office for Davidson County, Tennessee.
9. Common Area conveyed to Homeowner's Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.
10. Easement to Nashville Electric Service as recorded in Book 3959, page 595, Register's Office for Davidson County, Tennessee.
11. Grant and Indemnity Agreements as recorded in Book 6583, page 698 and Book 7030, page 798, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2801 River Bend Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 28th day of July, 2017.

Barney K. Lewis — July 28, 2017 Date

Kyong C. Lewis — July 28, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Barney K. Lewis and Kyong C. Lewis, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of July, 2017

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066