Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Ronald E. Smith, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Adam Smith, a single man, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Sherwood Forest Subdivision, Section III, as shown on plat of record in Record Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This is the same property designated as Map 65, Group 9, Parcel 51.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Ronald E. Smith, an unmarried man, by Quitclaim Deed filed of record June 27, 2014 at Instrument No. 20140627-0056419, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: subject to plan of record in Plat Book 4460, page 81 and subject to restrictions of record in Record Book 4593, page 690, all in the Register's Office for Sumner County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2017** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 31st day of August, 2017.

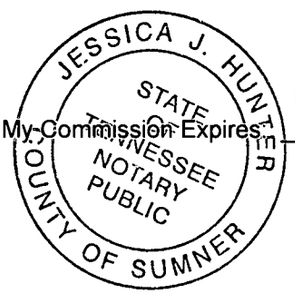
Ronald E. Smith

BILL GARRETT, Davidson County
Trans:T20170077187 DEEDWARR
Recvd: 09/05/17 08:58 2 pgs
Fees:13.00 Taxes:569.80
20170905-0090646

State of Tennessee
County of Sumner

On this the 31st day of August, 2017, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Ronald E. Smith to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

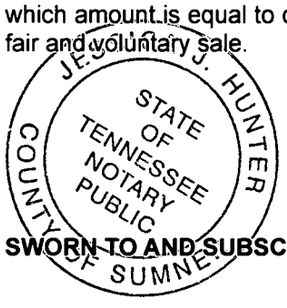


Notary Public Jessica Hunter

My Commission Expires: 4/22/2021

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $154,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



Affiant

SWORN TO AND SUBSCRIBED before me, this the 31st day of August, 2017.

Notary Public Jessica Hunter

My Commission Expires: 4/22/2021

MAIL TAX BILLS AND DEED TO:

Adam Smith
4820 Everest Dr
Old Hickory TN 37138

File No.: 178207

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Adam Smith
4820 Everest Drive
Old Hickory, TN 37138