RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811067

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 18-2873

Karen Y Johnson Davidson County
Batch# 152003 DEEDWARR
10/17/2018 10:30:20 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20181017-0102857

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2018.

NOTARY PUBLIC

My commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Smith and Carol L. Smith 5124 Glencarron Drive Nashville, TN 37220	Mortgage Investors Gro 8320 East Walker Springs Lane, #200 Knoxville, TN 37923	161-01-0-B-127.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Five Thousand and 00/100 Dollars ($465,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RUSSELL SCOTT CHAFFIN AND MARY F. EDWARDS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** as joint tenants with the right of survivorship, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES V. SMITH AND CAROL L. SMITH, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of First Revision, Phase Three, Section Two, Aberdeen Woods, of record in Instrument Number 20011231-0144800, 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 Russell Scott Chaffin and Mary F. Edwards, as joint tenants with the right of survivorship, by Quitclaim Deed from Russell Scott Chaffin (via Samuel F. Anderson, Trustee), dated 12/17/2013, recorded 12/27/2013, of record in Instrument No. 20131227-0130259, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Russell Scott Chaffin by Quitclaim Deed from Melissa L. Chaffin (pursuant to Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 08D-1748), dated 6/27/2012, recorded 7/16/2012, of record in Instrument No. 20120716-0062245, in the Register's Office for said County.

AND being the same property previously conveyed to Russell S. Chaffin and wife, Melissa Chaffin by Warranty Deed from Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., dated 2/27/2004, recorded 3/5/2004, of record in Instrument No. 20040305-0025700, said Register's Office.

The address of the herein described property is believed to be 5124 Glencarron Drive, Nashville, TN 37220, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of October, 2018.

RUSSELL SCOTT CHAFFIN

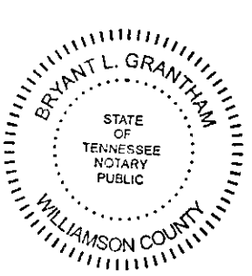
Mary F. Edwards

MARY F. EDWARDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Russell Scott Chaffin and Mary F. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of October, 2018.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021