THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36102-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2021. Notary Public My Commission Expires:

ELEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Karen Johnson Davidson County
Batch# 604918 DEEDWARR
04/01/2021 11:06:13 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00

20210401-0043121

WARRANTY DEED

Address New Owner: Alice Williams Griffin 2024B Overhill Drive Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 131024O00200CO

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, **Craig K. Smith and wife, Aleah Smith, who joins in the execution of this instrument to convey any interest she may have in subject property by virtue of her marriage to the said Craig K. Smith,** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alice Williams Griffin, Trustee of the Michael Mimbs Griffin and Alice Williams Griffin Revocable Living Trust dated July 12, 2001,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2024B Overhill Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 31st day of March, 2021.

Craig K. Smith by [signature] atty - Fact
Craig K. Smith
BY: George E. Mudter, Jr., Attorney-In-Fact

Aleah Smith by [signature] atty - Fact
Aleah Smith
BY: George E. Mudter, Jr., 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, aforesaid, **George E. Mudter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 the said Craig K. Smith and Aleah Smith, and is authorized by the said Craig K. Smith and Aleah Smith to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of March, 2021.

[signature]
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2024 B, together with the appurtenant interest in the common elements of Homes at 2024 Overhill Drive, a horizontal property regime with private elements established by Declaration in Instrument No. 20161215-0131588, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Craig K. Smith, an unmarried man, by deed dated May 4, 2018 from Urban Development Group, LLC, a Tennessee limited liability company, William Bruce Jones, Jr. married, Glenn W. Garby and Kimberly M. Garby, husband and wife, and Michael T. Irwin, unmarried, of record in Instrument No. 20180509-0044382, Register's Office for Davidson County, Tennessee. Craig K. Smith having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 131024O00200CO. (Estimated to be $11,988.69)
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes at 2024 Overhill Drive, of record in Instrument No. 20161215-0131588, Register's Office for TN Counties County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 843, page 66, Register's Office for TN Counties County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20161215-0131588, Register's Office for TN Counties County, Tennessee.