WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matrix Properties, a Tennessee General Partnership	Ronald D. Dailey	93-12-54
(NAME)	(NAME)	
274 Hermitage Avenue	1223 Rockey Valley Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Lebanon, TN 37090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **SMG, Inc**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matrix Properties, a Tennessee General Partnership**, 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:

TRACT I:

BEING Lot Nos. 15 and 16 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, Page 82, Register's Office for Davidson County, Tennessee more particularly described as follows:

BEGINNING at an iron pin on the corner of the northerly margin of Hermitage Avenue (formerly known as Fillmore Street) and Decatur Street (formerly known as Hamlet Street) and being more particularly described according to a survey prepared by Volunteer Surveying, dated 5-28-03 file # 03130, not of record, as follows:

Thence N84 degrees 52' 09" W, 100.00 feet to a P. K. Nail; thence N 04 degrees 34' 37" E, 169.45 feet to an iron pin; thence S 84 degrees 46' 18" E, 100.00 feet to an iron pin; thence S 04 degrees 34' 35" W, 169.28 feet to the point of beginning, containing 16,935.25 square feet or 0.39 acres.

BEING part of same property conveyed to Nashville Instaprint, Inc. by deed from Don Johnson and wife, Laura Jane Johnson of record in Book 8597, Page 701, Register's Office for said County; Nashville Instaprint, Inc. having subsequently changed its name to Music City Printing, Inc. by Charter Amendments of record in Book 8663, Page 499 and Book 8880, Page 586, said Register's Office; the corporation having changed its name again to SMG, Inc., the Grantor herein by Charter Amendment dated 3/7/02 filed in the Secretary of State's Office under reference number 4427-2817.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 274 Hermitage Avenue, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 4th day of September, 2003.

SMG, Inc

By: Susan M. Gerald, Pres

Susan M. Gerald

Davidson County DEEDWARR
Recvd: 09/10/03 17:20 2pgs
Fees:13.00 Taxes:1554.00

20030910-0132525

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Susan M. Gerald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of SMG, Inc., the within named bargainor, a Tennessee corporation, and that she as such Susan M. Gerald, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 2003.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Notary Public