BILL GARRETT, Davidson County
Trans:T20100006104 DEEDWARR
Recvd: 02/01/10 12:58 2 pgs
Fees:13.00 Taxes:444.00
20100201-0007885

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me this 29th day of January, 2010.

J. Brandon Miller
Notary Public
My Commission Expires: ~~04/06/13~~ 11-22-10
JBM

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

10-0013

Address of New Owner:	Send Tax Bills to:	Tax Information:
ENERGI Partners, LLC	New Owner	83-3
338 Harrison Street		198.00 AND 197.00
Nashville, TN 37219		

WARRANTY DEED

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 hereby acknowledged, we **Charles Randall Smith, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ENERGI Partners, LLC**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being the easterly 31 feet of Lot No. 1 on the Plan of George C. Waters Second Addition, as of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee. Said part of Lot No. 1 fronts 31 feet on the southerly side of Rosebank Avenue and runs back between parallel lines, with the westerly margin of Water's Avenue, 160 feet to an alley.

TRACT II:

Land in the 15th, formerly 11th, District of Davidson County, Tennessee, being parts of Lots No. 1 and 2 of George C. Waters Second Addition, as of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning at a point, being the intersection of the southerly margin of Rosebank Avenue, with the easterly margin of the right-of-way of Louisville and Nashville Railroad; thence with the southerly margin of said Rosebank Avenue, eastwardly 105 feet; thence southerly and perpendicular to said southerly margin of said Avenue, 160 feet to an alley in the rear; thence westwardly with said alley 53 feet 8 inches to the intersection of said alley with the easterly margin of said railroad right-of-way; thence northerly with said easterly margin of said right-of-way, 171 feet to the point of beginning.

Being the same property conveyed to Charles Randall Smith by deed from Jane Ouita Mosley, dated July 9, 1980, recorded in Book 5623, Page 577, Register's Office for said County.

Linda Smith, wife of Charles Randall Smith, joins in the execution of this instrument to convey any interest, marital or otherwise, in subject property.

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

This is improved property located at **1000 Riverside Drive, Nashville, TN 37206** and unimproved property located at **0 Rosebank Avenue, Nashville, TN 37206.**

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 our hands this 29th day of January, 2010.

Charles Randall Smith

Linda Smith, by Charles Randall Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Charles Randall Smith**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of January, 2010.

Larry N. Westbrook, Notary Public
State of Tennessee at Large

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 04/06/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Charles Randall Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Linda Smith** and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Franklin, Tennessee, this 29th day of January, 2010.

Notary Public at Large

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 04/06/2013