WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130037561 DEEDWARR
Recvd: 05/06/13 12:09 2 pgs
Fees:13.00 Taxes:5550.00

20130506-0045639

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Edward Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2013.

CURTIS M. LINCOLN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES 2-6-17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Smith	Same as Owner	93-06-4/27.00
(NAME)	(NAME)	
1183 West Main Street	1183 West Main Street	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, **William J. Henry, Jr. and wife, L. Lynn Henry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Smith and wife, Karen D. Smith**, 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:

Land located in the 19th Council District of Nashville Davidson County, Tennessee at the Southwest intersection of Broadway and Third Avenue South, said land more particularly described as follows:

Beginning at a survey nail (old) in the sidewalk at the southwest right -of-way intersection of Broadway (104 Foot wide right-of-way) and Third Avenue South (495 Foot right -of-way); Thence with the westerly margin of Third Avenue South 27 deg 19' 40" E 52. 02 Feet to a survey nail (old) at a corner to the Hand Partnership L.P. Land (Instrument No. 20030414 -0049510 R.O.D.C. TN); Thence leaving said westerly margin with said Hand and A Building Seam/ center of party wall referenced in Book 271, page 288 R.O.D.C.TN for the following two calls: S 62deg, 13 min 19 sec W 4100 feet to a point; N27 deg 19 min 40 sec W 52.02 Feet to a survey nail (old) on the Southerly margin of said Broadway; Thence with said southerly margin 62 deg. 13 min 19 sec E 4100 Feet to the point of beginning. The described land containing 2133 square feet or 0.049 acres more or less as shown on an ALTA/ACSM Land Title survey dated April 27, 2013 prepared by Campbell McRae & Associates Surveying Inc., 2918 Berry Hill Drive, Nashville, TN 37204 by John Hood TN RLS #1838

Being the same property conveyed to William J. Henry, Jr. and L. Lynn Henry, husband and wife, by deed from De Montbrun -Park holdings, LLC, a Tennessee Limited Liability company, dated August 16, 2006 and filed for record as I nstrument No. 20060823-0104031 in the Register's Office for Davidson County, Tennessee. Further by Quitclaim Deed amending legal description and recorded as Instrument No. 20130506-0045638.

Subject to an easement for Party Wall of record in Book 871, page 288, Register's Office for Davidson County, Tennessee.

Subject to the Deed from First American National Bank of Nashville to 301 Broadway Partnership of record in Book 5427, page 616 contains the following: Grantor retains for itself, its successors and assigns the absolute right at its own expense to remove, obliterate, to cover the words "The American National Bank" where the same appears etched in stone across the top front of the building located on said land.

2013 and all subsequent years taxes are a lien not yet due and payable.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to any and all matters shown on the survey by Campbell McRae & Associates John Hood RLS #1838, dated April 27, 2013.

unimproved ☐

This is improved ☒ property, known as 301 Broadway, Nashville, TN 37201

(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 our hands this 3rd day of May, 2013.

William J. Henry Jr.

L Lynn Henry

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named William J. Henry, Jr., and wife, L Lynn Henry the bargainor (s), 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 official seal at Nashville, Tennessee this 3rd day of May, 2013.

Commission expires:

2-22-14

Judith C. Jacobs Notary Public

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN