BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,000.00

Grace L. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2013.

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires OCT 21, 2013

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Realty Development LLC	New Owner	
(NAME)	(NAME)	
14185 Dallas Pkwy., Ste. 1150		103-16-111
(ADDRESS)	(ADDRESS)	
Dallas, TX 75254		
(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, **R. SYDNEY SMITH AND WIFE, IRIS W. SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TENNESSEE REALTY DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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 in Davidson County, Tennessee, being the northwest corner of part of Lot 21 of Block "L" on the Map of the Whitland Realty Company's Subdivision, as of record in Book 532, page 141, Register's office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to R. Sydney Smith and wife, Iris W. Smith by Deed from Downs, Inc., a Tennessee corporation of record in Book 3166, page 290, said Register's Office.

Robert Sydney Smith and R. Sydney Smith are one and the same.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 332, page 141, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 316 Wilson Blvd, Nashville, TN 37205; a/k/a 316 S. Wilson Blvd., Nashville, TN 37205
(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.

BILL GARRETT, Davidson County
Trans:T20130080418 DEEDWARR
Recvd: 09/17/13 11:18 2 pgs
Fees:13.00 Taxes:1613.20
20130917-0097831

Witness our hands this 12th day of September, 2013.

Robert Sydney Smith by Susan Smith Eldred, Attorney in Fact
Robert Sydney Smith By: Susan Smith Eldred, Attorney in Fact

Iris W. Smith
Iris W. Smith

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Iris W. Smith , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2013.

Commission expires: 11/24/13

Notary Public

PAMELA L BRUFAU
Notary Public - State of Florida
My Comm. Expires Nov 24, 2013
Commission # DD 942481

STATE OF Florida
COUNTY OF Palm Beach

On this 12th day of September, 2013, before me personally appeared Susan Smith Eldred, to me known to be the person who executed the foregoing instrument on behalf Robert Sydney Smith and acknowledged that she executed the same as the free act and deed of Robert Sydney Smith.

WITNESS my hand and seal this 12th day of September, 2013.

My Commission Expires: 11/24/13

Notary Public

PAMELA L BRUFAU
Notary Public - State of Florida
My Comm. Expires Nov 24, 2013
Commission # DD 942481