BILL GARRETT, Davidson County
Trans:T20130095101 DEEDWARR
Recvd: 11/07/13 08:39 3 pgs
Fees:18.00 Taxes:3330.00
20131107-0115428

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
CedarStone Bank
900 West Main St.
Lebanon, TN 37087

SEND TAX BILL TO:
· Owner

MAP 096
GROUP 01-0
PARCEL 032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mattie Pearl Smith, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **CedarStone Bank, a Tennessee banking corporation,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in the 3rd Civil District of Davidson County, Tennessee, being all of an unnumbered tract shown on the Subdivision of the Stanford-Guill property at Donelson, as of record in Book 843, Page 42, Register's Office for Davidson County, Tennessee, and described according to a map made by Z. J. Wilkinson, Surveyor, dated February 28, 1963, as follows:

BEGINNING at a point in the North margin of Lebanon Pike, at the Southeast corner of the Fulghum property, being the Southwest corner of said unnumbered tract; thence, leaving said Pike, North 05 degrees 15 minutes East 152 feet and North 01 degrees 45 minutes East 373 feet to a point in the South line of Lot 4, in said subdivision; thence, with the South line of Lots 4, 5 and 6, South 87 degrees 30 minutes East 272 feet to the Southeast corner of Lot 6; thence, South 02 degrees 30 minutes West 348 feet, and South 12 degrees 30 minutes West 233.9 feet to the North margin of Lebanon Pike; thence, with the margin of the same North 74 degrees 45 minutes West 240 feet to the point of BEGINNING.

INCLUDED in the above description, but expressly EXCLUDED herefrom is a portion of said property having been conveyed to the State of Tennessee, Department of Transportation, by Consent Judgment and Final Decree as shown of record in Instrument No. 20021210-0151842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mattie Pearl Smith by quitclaim deed from Mattie Pearl Smith, un-remarried widow, dated October 26, 2011 and of record in Instrument No. 20111028-0083872, Register's Office for Davidson County, Tennessee. For further reference, see deeds of record in Instrument Nos. 20110616-0046036 and 20060203-0013987; Book 11643, Page 972; and the Estate of William Albert Smith.

This is unimproved property known as 2768 Lebanon Pike, Nashville, TN 37214 = 09601002800; 2760 Lebanon Pike, Nashville, TN 37214 = 09601003200; 0 Lebanon Pike, Nashville, TN 37214 = 09601003300; 2774 Lebanon Pike, Nashville, TN 37214 = 09601003400; and 2800 Lebanon Pike, Nashville, TN 37214 = 09601003500.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 843, page 42, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of October, 2013.

Mattie Pearl Smith

Mattie Pearl Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mattie Pearl Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of October, 2013.

Carolyn M Christoffersen

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/03/2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $900,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 10/03/2017

