Davidson County DEEDWARRSP
Recvd: 02/11/14 11:12 5 pgs
Fees:28.00 Taxes:2220.00
20140211-0012000

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa Smith Harrison 1200 Lebanon Road Nashville, TN 37214	Same	Parcel ID 09400002800

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, EVA MAE SMITH, individually, and EVA MAE SMITH, as Trustee of the Lee Roy Smith Family Trust (collectively the "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto LISA SMITH HARRISON (the "Grantee"), certain real property in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein.

This is improved property known as 1200 Lebanon Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

GRANTORS covenant and bind themselves, their heirs, successors, assignees, and representatives to warrant specially and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth in the public records of the Davidson County, Tennessee Register of Deeds, such as easements, etc. that affect the property).

IN WITNESS WHEREOF, Grantors executed this instrument on this 27 day of Jan, 2014.

Eva Mae Smith
EVA MAE SMITH

Eva Mae Smith - Trustee
EVA MAE SMITH, as Trustee of the
Lee Roy Smith Family Trust

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eva Mae Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of Jan, 2014.

Dara B. Warren
Notary Public

My Commission Expires: Nov. 03, 2015

DARA B. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eva Mae Smith, as Trustee of the Family Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of Jan, 2014.

Dara B. Warren
Notary Public

My Commission Expires: Nov. 03, 2015

DARA B. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this 27 day of Jan, 2014.

Notary Public

My Commission Expires: Nov. 03, 2015

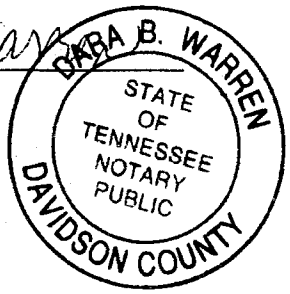


EXHIBIT A

TRACT 1:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, dated April 29, 1968, as follows:

Beginning 50' East of an iron pin in the northerly right of way of Lebanon Road (US Hwy. No. 70); thence North 2° and 13' East approximately 421 feet to a point in a line 50 feet southerly from and parallel to the south right of a way line of a TVA easement; thence in an easterly direction with said line 50 feet southerly from the South right of way line to a TVA easement approximately 101 feet to a point; thence North 2° and 13' East 165 feet to a point; thence in an easterly direction parallel to said TVA easement 150 feet to a point; thence South 2° and 10' West approximately 633 ½ feet to an iron pin in the northerly right of way line of Lebanon Road (US Hwy. No. 70); thence with the northerly right of way line of said Lebanon Road, North 81° and 19' West 251.61 feet to the point of beginning.

TRACT 2:

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, dated July 18, 1968, as follows:

Beginning at a point in the northerly margin of Lebanon Road, which point adjoins the Jim C. Burke property; thence northerly 2°13' East 845.17 feet to a concrete monument; thence southerly 79° 45' East 302 feet to a concrete monument; thence southerly 2°11' West 201.77 feet to a point; thence southerly 89° 18' West 150 feet to a point; thence southerly 2° 13' West 165 feet to a point; thence southerly 89° 18' West 100 feet; thence southerly 2° 13' West 429.15 feet to a point; thence northerly 81° 19' West 50 feet to a concrete monument, which is the point of beginning.

Being the same property conveyed by deed of record as Instrument # 20121016-0094971, Register's Office of Davidson County, Tennessee.

Affidavit

I, Danielle Burns , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold , a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

