WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris, III
Schulman, LeRoy & Bennett PC
501 Union Street, 7th Floor
PO Box 190676
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $0.00.

DENISE C. ALLIS-WILBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-15

Affiant

Subscribed and sworn to before me on December 10, 2014

Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Smith & Johnson Realty, LLC, a TN LLC 935 Gale Lane Nashville, TN 37204	Same	Map & Parcel: 119-090-132.00 Map & Parcel: 119-090-163.00

Davidson County DEEDWARR
Recvd: 12/11/14 11:02 3 pgs
Fees:18.00 Taxes:1295.00
20141211-0113453

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wesley Craig Klausner and Thomas Lee Burnside, As Tenants In Common,** hereinafter "Grantor", have bargained and sold, and by these presents do transfer and convey unto **Smith & Johnson Realty, LLC, a Tennessee Limited Liability Company,** hereinafter "Grantee", all of their interest in that tract or parcel of land in **Davidson County**, Tennessee, described as follows the following real property:

Two tracts of land in Davidson County, Tennessee described as follows:

TRACT No. 1: Land in the 6th Civil District of Davidson County, described as follows:

Beginning at a point in the easterly margin of Nolensville Road, said point being the southeast corner of the tract of land conveyed to John E. Hodge, Jr. by deed from Edward Hill, et al, of record in Book 4677, page 605, Register's Office for Davidson County, Tennessee; thence eastwardly with Hodge's southerly line, 192 feet, more or less, to a point in the westerly line of Lot No. 17 on the Plan of E. T. Brown's subdivision of part of the Patterson Tract, of record in Book 332, page 60, said Register's Office, said point being 51 feet, more or less, southerly from the northwesterly corner of said Lot No. 17; thence southwardly with the broken westerly line of said Lot No. 17, 69 feet, more or less, to a point in said line of said lot; thence south 65.5 deg. east 180 feet, more or less, to a point in the easterly margin of Nolensville Road; thence northwardly with said margin of said road 69.7 feet to the point of beginning.

TRACT No. 2: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of E. T. Brown's Subdivision of part of the Patterson Tract, of record in Book 332, Page 60, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Hogan Street at the southeast corner of Lot No. 3 on said plan; thence with the westerly margin of said street southerly 50 feet to the corner of Lots Nos. 17 and 16; thence westerly with the line between said two lots 148.5 feet to the west line of said plan of lots; thence with the broken westerly line of said Lot No. 17, northerly 124 feet to the southwest corner of Lot No. 1 on said plan; thence with the south line of Lots No. 1, 2 and 3, easterly 146 feet to the beginning.

Being the same property conveyed to Wesley Craig Klausner and Thomas Lee Burnside, As Tenants In Common, by Warranty Deed from AGAPE, Inc. dated 12/16/1998 and filed for record on 12/18/1998 at 9:41 A.M. in Book 11258, page 582, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all matters appearing on the plat of record in Book 332, page 60, said Register's Office; and (b) easements of record in Book 4212, page 907; Book 5116, page 31; Book 6041, page 948 and Book 7228, page 395, said Register's Office.

This is improved property known as 2702 Nolensville Pike, Nashville, Tennessee 37211.

Said legal description being taken from the prior deed of conveyance. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever; and the Grantor does covenant that they are lawfully seized and possessed of said land in fee simple, have a right to convey it, and the same is unencumbered with the exception of accrued property taxes for the year of conveyance, otherwise herein set out; and Grantor does further covenant and bind themselves to warrant and forever defend the title to said land to the Grantee, or its 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 10th day of December, 2014.

Wesley Craig Klausner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **Wesley Craig Klausner**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on December 10, 2014.

DENISE C. ALLIS-WILBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

Notary Public
My Commission Expires:_____

Thomas Lee Burnside

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **Thomas Lee Burnside**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on December 10, 2014.

DENISE C. ALLIS-WILBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

Notary Public
My Commission Expires:_____

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

