Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$25,000.00
Richard Lee Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF March, 2015.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lee Smith Katherine M. Smith 444 Kinhawk Drive Nashville, TN 37211	New Owner	P/O 172.00-0-133.00

For and in 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,

Warner Partners, LP, a Tennessee Limited Partnership

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Richard Lee Smith and wife, Katherine M. 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:

See attached "Exhibit A" for Legal Description.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to Metro Letter of Requirements regarding septic soils, of record in Book 5047, Page 675, Register's Office for Davidson County, Tennessee.
3) Property is subject to Easement for Water Distribution Lines, of record in Instrument Number 20020822-0101447, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: **Kinhawk Drive, Nashville, TN**
(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:T20150021448 DEEDWARR
Recvd: 03/24/15 13:51 3 pgs
Fees:18.00 Taxes:92.50
20150324-0025294

Witness our hand(s) this 10th day of March, 2015.

GP, LP
Edward Quinn Warner, Jr., General Partner & Limited Partner

GP, LP
Scott Patrick Warner, General Partner & Limited Partner

EXHIBIT A – LEGAL DESCRIPTION

WARNER TO SMITH

LAND LOCATED IN THE 4TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE SAID LAND BEING A PORTION OF THEWARNER PARTNERS, L.P. LAND OF RECORD IN INSTRUMENT #20110829-0066537 REGISTERS OFFICE, DAVIDSON COUNTY, TN DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE EASTERLY MARGIN OF AN UN-NAMED, UN-IMPROVED 50 FOOT WIDE RIGHT-OF-WAY AT THE NORTHWEST CORNER OF LOT 59, FOREST ACRES ESTATES OWNED BY RICHARD LEE & KATHERINE M. SMITH (4614, PAGE 184 R.O.D.C., TN); ; THENCE SEVERING SAID WARNER PARTNERS, L.P. LAND (INSTRUMENT # 20110829-0066537 R.O.D.C., TN) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, A CHORD BEARING & DISTANCE OF
N 16°28'50" W 49.97 FEET FOR AN ARC LENGTH OF 50.00 FEET
TO AN IRON ROD (NEW); THENCE
N 47°51'20" E 214.74 FEET TO AN IRON ROD (OLD) AT THE COMMON REAR CORNER OF LOTS 49 & 50, BRIDLE DOWNS, PHASE II (BOOK 7900, PAGE 241 R.O.D.C., TN), SAID LOT 50 BEING OWNED BY WARNER PARTNERS, L.P. (INSTRUMENT # 20081015-0103966 R.O.D.C., TN),
SAID LOT 49 BEING OWNED BY JULIE DERNBERGER (INSTRUMENT # 20090526-0047693 R.O.D.C., TN); THENCE WITH SAID LOT 49
S 51°13'15" E 144.16 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF LOT 60 OF SAID FOREST ACRES ESTATES, SECTION 2 OWNED BY KENNETH DIXON & HEATHER SANBORN (INSTRUMENT # 20110623-0048082 R.O.D.C., TN); THENCE WITH SAID LOT 60
S 36°14'44" W 61.76 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF SAID LOT 59, FOREST ACRES ESTATES, SECTION 2; THENCE WITH SAI LOT 59
S 76°46'30" W 226.93 FEET TO THE POINT OF BEGINNING THE DESCRIBED LAND CONTAINING 0.61 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 10-24-14 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S. #1838)
LOCATED AT 2918 BERRY HILL DRIVE, NASHVILLE, TN 37204

Being a portion of the same property conveyed to Edward Quinn Warner, and wife, Betty Sue Warner by Installment deed from First American National Bank, Trustee, and Joe C. Smithson and wife, Vivian R. Smithson dated November 14, 1975 of record in Book 4975, Page 906, Register's Office for Davidson County, Tennessee. Edward Quinn Warner died September 18, 2000, leaving the property vested in Betty Sue Warner as surviving tenant by the entirety. Betty Sue Warner died testate January 8, 2008 vesting property in Edward Quinn Warner, Jr. and Scott Patrick Warner as Co-Executors of the Estate of Betty Sue Warner (Docket #08P95, Davidson County Probate Court). Property was then conveyed to Edward Q. Warner, Jr., and Scott P. Warner by Quitclaim deed from Edward Q. Warner, Jr., and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner dated August 26, 2011 of record in Instrument Number 20110829-0066536, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument Number 20150225-0015986, Register's Office for Davidson County, Tennessee. Property was further conveyed to Warner Partners, LP, a Tennessee limited partnership by Quitclaim deed from Edward Q. Warner, Jr. and Scott P. Warner dated August 26, 2011 of record in Instrument Number 20110829-0066537, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument Number 20150225-0015985, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Scott Patrick Warner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner and Limited Partner of Warner Partners, LP, a Tennessee Limited Partnership and is authorized by Warner Partners, LP to execute this instrument on behalf of Warner Partners, LP.

Witness my hand, at office, this 10th day of March, 2015.

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

My Commission Expires: 9-11-17

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Edward Quinn Warner, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner and Limited Partner of Warner Partners, LP, a Tennessee Limited Partnership and is authorized by Warner Partners, LP to execute this instrument on behalf of Warner Partners, LP.

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