9:24
(1)

BILL GARRETT, Davidson County
Trans:T20150022276 DEEDWARR
Recvd: 03/26/15 14:42 2 pgs
Fees:13.00 Taxes:1480.00
20150326-0026253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

x _____
Affiant

Subscribed and sworn to before me, this 20TH DAY OF MARCH, 2015.

_____
Notary Public

MY COMMISSION EXPIRES: 3/4/18

(AFFIX SEAL)

DANIELL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie M. Smotherman, a married man	GMFS, LLC (NAME)	04100004200
3824 Brick Church Pike (ADDRESS)	7389 Florida Blvd., Ste. 200A (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Baton Rouge, LA 70806 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Paul D. Bowman and wife, Patsy D. Bowman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donnie M. Smotherman, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 2ND CIVIL DISTRICT (FORMERLY THE 10TH AND 12TH CIVIL DISTRICTS) OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED IN PART ACCORDING TO A SURVEY BY JOHN B. RAINEY, SURVEYOR #823, DATED OCTOBER 6, 1977 AND KNOWN AS JOB NO. 77-344, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF BRICK CHURCH PIKE, SAID IRON PIN BEING N 8 DEG. 26' E. 925.0' FROM THE NORTHEAST CORNER OF THE JERRY CRECELIUS PROPERTY OF RECORD IN DEED BOOK 4451, PAGE 519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE MARGIN OF SAID BRICK CHURCH PIKE, N. 81 DEG. 53' W. 1349.46' TO AN IRON PIN; THENCE S. 8 DEG. 26' W. 200.0' TO AN IRON PIN; THENCE N. 81 DEG. 53' W. 982.11' TO AN IRON PIN IN LINE OF THE C. W. CONE LAND OF RECORD IN DEED BOOK 1847, PAGE 522, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH CONE'S LINE N. 5 DEG. 00' E AND PASSING CONE'S LINE AT 228.93' IN ALL 359.45' TO AN IRON PIN; THENCE S. 82 DEG. 53' E. 2353.68' TO AN IRON PIN ON THE WESTERLY MARGIN OF BRICK CHURCH PIKE; THENCE WITH THE MARGIN OF SAID BRICK CHURCH PIKE S. 8 DEG. 26' W. 200.00' TO THE POINT OF BEGINNING, CONTAINING 14.21 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO PAUL D. BOWMAN AND WIFE, PATSY D. BOWMAN BY DEED FROM JESUS F. TIRAO AND WIFE, LYNDA O. TIRAO, DATED 09/06/1996, RECORDED ON 09/11/1996, IN BOOK 10187, PAGE 854, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3824 Brick Church Pike, Nashville, TN 37207
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of March, 2015.

Paul D. Bowman

Patsy D. Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul D. Bowman and Patsy D. Bowman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of March, 2015.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072