WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150026799 DEEDWARR
Recvd: 04/10/15 09:48 5 pgs
Fees:28.00 Taxes:3700.00
20150410-0031551

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 1,000,000.

Affiant

Subscribed and sworn to before me, this the 7 day of April, 2015.

Notary Public

My Commission Expires: May 5, 2015
(Affix Seal)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CHRIS CANTRELL My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 701, LLC	Same	082-16-0-051.00 082-16-0-422.00 082-16-0-053.00
(NAME)	John Dyke (NAME)	
970 Woodland Street	822 Fatherland St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-3722	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, We, David A. Smith, individually, David A. Smith, Trustee of The David A. Smith Inheritance Trust, and Dora H. Tomchak hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The 701, LLC, 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:

701 Woodland Street Nashville **Map & Parcel 082 16 0 051.00**

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 18 in Hobson & Wheless' Addition to Edgefield, now East Nashville, a plan of which is registered in Book No. 21, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed by Deed from Martha Woodson Austin, Madge Woodson Haury, and Lillian Woodson Wey to James M. Smith, Sr., and Edgar E. Harlin Jr., of record in Book 2734, page 173, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the southerly 130 feet of Lot No. 20 on the Plan of Hobson and Wheless' Second Addition to Edgefield, now East Nashville, of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines along the easterly margin of South 7th Street, 130 feet to a dead line.

Being the same property conveyed to James M. Smith, Sr. and Edgar E. Harlin, Jr. by deed from Lester L. Sadler, of record in Book 2736, page 155, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Hobson and Wheless 2nd Addition to Edgefield, now East Nashville, of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the north side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to James M. Smith, Sr. and Edgar E. Harlin, Jr. by deedfrom Lester L. Sadler, of record in Book 2736, page 155, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Alice M. Smith and James M. Smith, Sr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008, by Warranty Deed from James M. Smith, Sr. and wife, Alice M. Smith, of record as Instrument No. 20080618-0062600, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust (as to an undivided one-half tenant in common interest) and to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust (as to an undivided one-half tenant in common interest), by Trustees' Deed from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008, of record as Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to David A. Smith, Trustee of The David A. Smith Inheritance Trust, by Trustees' Deed from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust, and James M. Smith, Jr. and David A. Smith, Trustees of The Alice M .Smith Tennessee Bypass Trust, of record in Instrument No. 20121221-0118018, Register's Office for Davidson County, Tennessee. See also Deed of Correction in Instrument No. 20150113-0003445, Register's Office for Davidson County, Tennessee.

703 Woodland Street Nashville **Map & Parcel** **082 16 0 422.00**

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 17 on the Plan of Hobson & Wheless' Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, in the Register's office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the northerly side of Woodland Street and extends back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to James M. Smith and Edgar E. Harlin, Jr. by deed from The Nashville Housing Authority, of record in Book 3875, page 927, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Alice M. Smith and James M. Smith, Sr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May

5, 2008, by Warranty Deed from James M. Smith, Sr., and wife, Alice M. Smith, of record as Instrument No. 20080618-0062600, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Bypass Trust (as to an undivided one-half tenant in common interest) and to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust (as to an undivided one-half tenant in common interest), by Trustees' Deed from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008, of record as Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to David A. Smith, Trustee of The David A. Smith Inheritance Trust, by Trustees' Deed from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust, and James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust, of record as Instrument No. 20121221-0118018, Register's Office for Davidson County, Tennessee. See also Deed of Correction in 20150113-0003446, Register's Office for Davidson County, Tennessee.

705 Woodland Street Nashville **Map & Parcel** **082 16 0 53.00**

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 16 on the Plan of Hobson & Wheless' Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, Register's Office for said county.

Said Lot No. 16 fronts 50 feet on the northerly margin of Woodland Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to James M. Smith and Edgar E. Harlin, Jr., by deed from The Nashville Housing Authority, of record in Book 3914, page 232, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Alice M. Smith and James M. Smith, Sr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008, by Warranty Deed from James M. Smith, Sr., and wife, Alice M. Smith, of record as Instrument No. 20080618-0062600, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Bypass Trust (as to an undivided one-half tenant in common interest) and to James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust (as to an undivided one-half tenant in common interest), by Trustees' Deed from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008, of record as Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to David A. Smith, Trustee of The David A. Smith Inheritance Trust, by Trustees' Deed from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust, and James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust, of record as Instrument No. 20121221-0118018, Register's Office for Davidson County, Tennessee. See also Deed of Correction in 20150113-0003446, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever; and We do covenant with the said Grantee 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 Grantee, its 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed our signatures on this the 7 day of Apr., 2015.

DAVID A. SMITH

DAVID A. SMITH, Trustee of The David A. Smith Inheritance Trust

DORA H. TOMCHAK

STATE OF TN

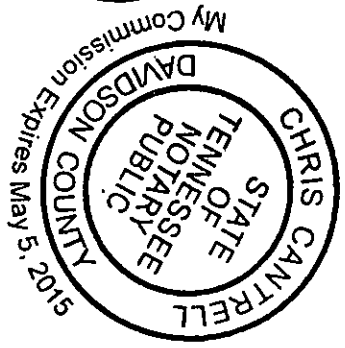
COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DAVID A. SMITH, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 7 day of Apr., 2015.

Notary Public

My Commission Expires: _____



STATE OF TN

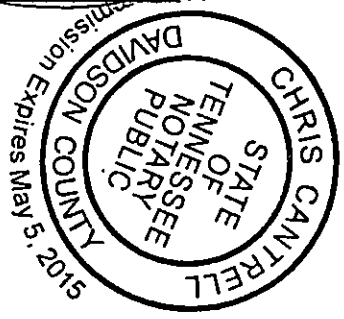
COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DAVID A. SMITH, as Trustee of The David A. Smith Inheritance Trust, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 7 day of April, 2015.

Notary Public

My Commission Expires: _____



STATE OF TN

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DORA H. TOMCHAK, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 7 day of April, 2015.

Notary Public

My Commission Expires: _____

