04/08/2015 JRR/aw

This instrument prepared by:

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BILL GARRETT, Davidson County
Trans:T20150036848 DEEDWARR
Recvd: 05/12/15 16:12 5 pgs
Fees:28.00 Taxes:19.68
20150512-0043644

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **MICHAEL D. SMITH, 1410 Lebanon Pike, Nashville TN 37216**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Part of Map/Parcel No./Dist. **09400003700 - part of**.

WARRANTY DEED

For and in consideration of the sum of Five Thousand Three Hundred Eighteen ($5318.00) and no/100 **DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt and adequacy of which is hereby acknowledged by the undersigned named Grantors, **ARCHER I, LLC**, owning a fifty-five (55%) percent undivided interest, **and McDANIEL PROPERTIES, LLC**, owning a forty-five (45%) percent undivided interest, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey to **MICHAEL D. SMITH**, his heirs and assigns, hereinafter referred to as Grantee, their interests in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** Real Property located at and known as **part of 1416 Lebanon Pike, Nashville, Davidson County, Tennessee 37210**.

TO HAVE AND TO HOLD said interests in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **MICHAEL D. SMITH**, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said interests in said land in fee simple, have a good right to convey said interests, and the same is unencumbered, except as stated on **EXHIBIT B** attached hereto. Grantors further covenant and bind themselves/their successors and

representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 12th day of May 2015.

ARCHER I, LLC

By: _____

By: member

MCDANIEL PROPERTIES, LLC

By: _____

By: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County aforesaid, Tari Archer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~/she/~~they~~ executed the within instrument for the purposes therein contained, and who further acknowledged that ~~she~~ is/are the Manager/Member respectively of **ARCHER I, LLC, a Tennessee Limited Liability Company**, the maker, or a constituent of the maker and is/are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office at Nashville, Tenn, on this the 12th day of May 2015.

Notary Public

My commission expires 03072017

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County aforesaid, Danielle McDaniel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~/she/~~they~~ executed the within instrument for the purposes therein contained, and who further acknowledged that ~~she~~ is/are the Manager/Member respectively of **McDANIEL PROPERTIES, LLC, a Tennessee Limited Liability Company**, the maker, or a constituent of the maker and is/are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office at Nashville, Tenn, on this the 12th day of May 2015.

Notary Public

My commission expires 03072017

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 5318.00

Affiant

Subscribed and sworn to before me this 12th day of May 2015.

Notary Public

My commission expires 03072017

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

1416 Lebanon Pike,
Nashville, Davidson County,
Tennessee 37210.
(Part of Map/Parcel No. **09400003700 - Part of**.

Land in Davidson County, Tennessee, and being more particularly described according to a survey by Steve Delle, Registered Land Surveyor License No. 1710, Delle Land Surveying Company, Inc, 408 Nesbitt Lane, Madison TN 37115, as follows, to-wit:

Beginning at an iron rod in the northern right of way of Lebanon Pike, said point being the southwest corner of the Michael D. Smith property as described in Instrument 20021120-0144454 RODC, and the southeast corner of the H H III Realty property as described in Plat Book 5190 Page 602 Lot 1, RODC;

Thence, with the common line between the aforementioned properties, North 05 degrees 48 minutes 53 seconds East, 200.00 feet to an iron rod;

Thence, North 81 degrees 32 minutes 53 seconds East, 50.00 feet to an iron rod;

Thence, North 05 degrees 48 minutes 53 seconds East, 122.40 feet to an iron rod, at the southwest corner of the Archer I, LLC and McDaniel Properties, LLC, the True Point of Beginning;

Thence, with a the common line between Archer and Smith, South 83 degrees 41 minutes 44 seconds East, 97.75 feet to an iron rod at the northeast corner of Smith;

Thence, with a new line, North 05 degrees 59 minutes 14 seconds East, 18.83 feet to a metal fence post;

Thence, with a new line, North 82 degrees 25 minutes 14 seconds West, 67.72 feet to a metal fence post;

Thence, with a new line, North 74 degrees 43 minutes 24 seconds West, 30.53 feet to an iron rod;

Thence, South 05 degrees 48 minutes 22 seconds West, 25.10 feet to the point of beginning and containing 2009 square feet, or 0.046 acres.

This is a conveyance of property contiguous to Lot No. 2 Robert J. Joslin Property Two Lot Resubdivision of record in Book 5190, page 602, Register's Office for Davidson County, Tennessee, vested in Grantee.

Being part of the same property conveyed to Grantors, ARCHER I LLC and THE McDANIEL PROPERTIES, LLC, both Tennessee Liability Companies, by Quitclaim Deed from Jennifer Chandler-Cole, Trustee, as shown of record as Instrument No. **20121023-0096857**, Register's Office for Davidson County, Tennessee.

EXHIBIT B

The Real Property is encumbered by a Deed of Trust executed by ARCHER I, LLC, and McDANIEL, LLC, in favor of Hugh M. Queener, Trustee, to secure a Note dated 16 October 2012, in the modified amount of $978,927.87, payable to Pinnacle Bank and shown of record as Instrument No. **20121023-0096858**, and Assignment of Rents shown of record as Instrument No. **20121023-0096859**, and Modification Agreement shown of record as Instrument No. **20140812-0072560**, all Register's Office for Davidson County, Tennessee.

This Real Property may be encumbered by those matters shown of record in General Warranty Deed recorded as Instrument No. **20070108-0002896**, also Register's Office for Davidson County, Tennessee.