Return to: Nichole Blake
Name: Concierge Title Services, LLC
Address: 123 Center Park Drive, Suite 223
Knoxville, TN 37922

This Instrument Prepared by: Nichole Blake
Address: 123 Center Park Drive, Suite 223
Knoxville, TN 37922

Davidson County DEEDWARR
Recvd: 08/12/15 11:48 4 pgs
Fees:23.00 Taxes:643.80
20150812-0080706

TENNESSEE WARRANTY DEED

THIS INDENTURE, made the 11th day of August A.D. 2015 by GLORIA A. MCDOWELL, A SINGLE WOMAN hereinafter called the grantor, to SMKM, LLC, a Tennessee Limited Liability Company whose post office address is 4301 Hillsboro Pike, Ste 300, Nashville, TN 37215-3345 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of One ($1.00) Dollar, and other good and valuable consideration in hand paid by Grantee, the receipt which is acknowledged, has granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto said Grantee, the following described premises:

Being Lot No. 12 of Block 11 on the Plan of Cherokee Park Subdivision, as of record in Book 161, Page 75,
Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 50 feet on the southerly side of
Pennsylvania Avenue and extends bank, between parallel lines, 150 feet to an alley.

AND BEING the same property conveyed to Gloria A. McDowell, A Single Person by Warranty Deed from Kim Rounsion, Trustee for the 6211 Pennsylvania Avenue Trust dated August 20, 1997 and being of record in Warranty Deed Book 10577, Page 242 in the Register's Office for Davidson County, Tennessee.

This property is identified in Tax Assessor's Office for Davidson County, Tennessee as shown on Map & Parcel No 091-01-0-030.00

PROPERTY ADDRESS: 6211 Pennsylvania Avenue, Nashville, TN 37209

This property is subject to all applicable restrictions and easements of record in the Davidson County Register of Deeds Office.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the premises to the Grantees, Grantee's heirs and assigns forever.

And the Grantors, and for Grantor's heirs, representatives, successors, executors, administrators and assigns, do hereby covenant with said Grantees, Grantee's heirs, executors, administrators, representatives, successors and assigns, that Grantors are lawfully seized in fee simple of the premises herein conveyed and have full power, authority and right to convey the same, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and that said premises are free from all encumbrances except the following: **Property taxes for the current year, which were prorated between the parties as of the date of this deed, and shall be assumed and paid by the Grantees.**

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties; and the use of any pronoun herein shall include the masculine, the feminine and neuter.

This description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

IN WITNESS WHEREOF, Grantors have hereunder set Grantors' hand and seal as of the date first recited above.

Gloria McDowell

GLORIA A. MCDOWELL

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, GLORIA A. MCDOWELL, Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11, day of AUGUST, 2015.

Leeann Smith

Notary Public

My commission Expires: 3/19/17

LEEANN N SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: MARCH 19, 2017

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, $174,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SMKM, LLC, a Tennessee Limited Liability Company

_____

Kevin D. Montgomery, Member

Sworn to and subscribed before me this ___ day of August, 2015.

_____

Notary Public

My Commission Expires: _____

RESPONSIBLE TAXPAYER AND OWNER:

SMKM, LLC

4301 Hillsboro Pike, Ste 300

Nashville, TN 37215

MORTGAGE HOLDER:

Civic Bank & Trust

3325 West End Ave.

Nashville, TN 327203

IN WITNESS WHEREOF, Grantors have hereunder set Grantors' hand and seal as of the date first recited above.

_____

GLORIA A. MCDOWELL

State of Tennessee

County of _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, GLORIA A. MCDOWELL, Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____, day of AUGUST, 2015.

_____

Notary Public

My commission Expires:

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, $174,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SMKM, LLC, a Tennessee Limited Liability Company

_____

Kevin D. Montgomery, Member

Sworn to and subscribed before me this 11 day of August, 2015.

_____

Notary Public

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-2017

RESPONSIBLE TAXPAYER AND OWNER:

SMKM, LLC

4301 Hillsboro Pike, Ste 300

Nashville, TN 37215

MORTGAGE HOLDER:

Civic Bank & Trust

3325 West End Ave.

Nashville, TN 327203

Certificate of Authenticity

I, John Cobb Rochford, 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 herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017