BILL GARRETT, Davidson County
Trans:T20150072316 DEEDWARR
Recvd: 08/26/15 09:54 2 pgs
Fees:13.00 Taxes:444.00
20150826-0086259

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 120,000.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2015.

Notary Public

My commission expires: 5/3/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SMD Construction & Consulting,	**NEW OWNER**	**03300007900**
1145 Campbell Rd	**707 NW 84th Ave**	
Goodlettsville, TN 37072	**Parkland FL 33067**	

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 ACKNOWLEDGE, WE,

Steven W. Hightower, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SMD Construction & Consulting, 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:

Land in Davidson County, Tennessee, being the North part of the westerly part of Lot No. 4 of D.M. Moore's Land on the Dickerson Pike, as recorded in Book 843, page 63, Register's Office for Davidson County, Tennessee. Being mort particularly described according to a survey by John M. Sullivan, January 31, 1956, as follows:

Beginning at the common corners of Lots 3 and 4 of said Lands on Campbell Lane, and thence following said land, South 87 deg. 166.21 feet to a point; thence South 30 deg. East 357.4 feet to a point; thence South 60 deg. 45' West 139.9 feet to a point; thence North 30 deg. West 447 feet to the point of beginning.

Being the same property conveyed to Steven W. Hightower, Reserving a Life Estate for Margaret Frances Hightower by Quitclaim Deed from Margaret Frances Hightower dated 06/06/08 and recorded on 06/09/08 in Instrument No. 20080609-0059016, said Register's Office for said county. Margaret Frances Hightower having since died on December 19, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1145 Campbell Rd, Goodlettsville, TN 37072.

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 in 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.

Witness my/our hand(s) this 21st day of August, 2015.

Steven W. Hightower

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Steven W. Hightower, the within named Grantor(s), 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.

Witness my hand, at office, this 21st day of August, 2015.

Notary Public

My Commission Expires: 9/10/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON