THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17004

BILL GARRETT, Davidson County
Trans:T20150109973 DEEDWARR
Recvd: 12/30/15 11:03 2 pgs
Fees:13.00 Taxes:969.40
20151230-0131029

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY TWO THOUSAND AND 00/100 ($262,000.00) DOLLARS, cash in hand paid by A&J SOUTHERN INVESTMENTS, LLC, receipt of which is hereby acknowledged, I, WILLIAM C. SMITH, beneficiary of the ESTATE OF ROBERT L. SMITH, have bargained and sold, and by these presents do transfer and convey unto the said A&J SOUTHERN INVESTMENTS, LLC, and assigns, a certain tract or parcel of land as follows:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 309 on the Plan of Brook Meade, Section IX, as of record in Book 2331, Page 34 and 35, Register's Office for said County, described as follows:

BEGINNING on the southeasterly margin of Newberry Road at the corner of Lots No, 309 and 310; thence with said road, sothwestwardly 138 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 39.3 feet to the northeasterly margin of Clematis Drive; thence with said drive, southeastwardly 212 feet to the corner of Lots Nos. 308 and 309; thence with the line between said two lots, northeastwardly 163 feet to the common corner of Lots Nos. 308, 309 and 310; thence with the line between Lots No. 309 and 310, northwestwardly 237 feet to the beginning.

Being the same property conveyed to Robert L Smith and wife, Dorothy C. Smith by deed from Dobson & Johnson, LLC, dated February 26, 1962 and of record in Book 3343, Page 591, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested in Robert L. Smith upon the death of his wife, Dorothy C. Smith, by reason of their tenancy by the entirety. Also being the same property devised to William C. Smith by Last Will and Testament of Robert L. Smith, filed November 10,2015, in the Probate Court of Dickson County, Tennessee.

This conveyance is subject to a right-of-way of Clematis Drive and Newberry Road.

This conveyance is subject to all matters as shown on plat of record in Book 2331, Page 34-35, in the Register's Office of 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 A&J SOUTHERN INVESTMENTS, LLC, its successors and assigns, forever. And I do covenant with the said A&J SOUTHERN INVESTMENTS, LLC, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been

prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said A&J SOUTHERN INVESTMENTS, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND,** on this 29th day of December, 2015.

WILLIAM C. SMITH

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, WILLIAM C. SMITH, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $262,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 29th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

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Tax Map 102 14 0 086.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
A+J SOUTHERN INVESTMENTS, LLC
1750 LAWRENCE RD.
FRANKLIN, TN 37069