THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1013

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madison Park, GP P.O. Box 160433 Nashville, TN 37216	New Owner	052-01-0-172.00

BILL GARRETT, Davidson County
Trans:T20160017132 DEEDWARR
Recvd: 03/02/16 10:49 2 pgs
Fees:13.00 Taxes:536.50
20160302-0019869

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **GLEN R. SMILEY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MADISON PARK, GP., a Tennessee general partnership,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 10 and 11, Block "G", on the revised plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the South side of Neely's Bend Road and runs back between parallel lines of 200 feet to a dead line.

Said Lot No. 11 fronts 50 feet on the South side of Neely's Bend Road and runs back between parallel lines of 200 feet to a dead line.

Being the same property conveyed to Glen R. Smiley by Quitclaim Deed from Glen R. Smiley and Don N. Smiley, individually and as Co-Trustees of the Lloyd E. Smiley and Clarice F. Smiley Revocable Trust, dated December 27, 2007, of record in Instrument No. 20080310-0023589, as corrected by Instrument of Correction of Quitclaim Deed, of record in Instrument No. 20160302-0019868, Register's Office for Davidson County, Tennessee.

This is improved property located at: **250 Neelys Bend Road, Madison, TN 37115**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, (6) All matters appearing on the revised plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee and (7) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this **26th** day of **February, 2016.**

GRANTOR(S)

Glen R Smiley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Glen R Smiley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **26th** day of **February, 2016.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017