This Instrument Prepared By:
Larry K. Tolbert, Attorney at Law
425 West College Street
Murfreesboro, Tennessee 37130

BILL GARRETT, Davidson County
Trans:T20160021071 DEEDWARR
Recvd: 03/15/16 10:47 3 pgs
Fees:18.00 Taxes:2742.75
20160315-0024409

ADDRESS NEW OWNER:
Vintage Burkitt Station, LLC
1610 South Church Street, Suite C
Murfreesboro, TN 37130

SEND TAX BILL TO:
SAME

MORTGAGEE:

MAP/PARCEL:
183-00-0-012.00
183-00-0-12.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid or to be paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GENE ALLEN SMITH AND WIFE, SHIRLEY ANN JONES SMITH (a/k/a SHIRLEY JONES SMITH),** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **VINTAGE BURKITT STATION, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land described as follows, to-wit:

PARCEL I
Land being located in the 5th Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Old Hickory Blvd. at the beginning point, same being in the northwest corner of the tract described in deed of record in Deed Book 1309, page 438, Register's Office of Davidson County, Tennessee, running thence south 2 deg 42 min west 452. 2 feet to the point of beginning of the tract herein conveyed; same being the northwest corner of said tract, in the center line of said Old Hickory Blvd. running thence south 87 deg 20 min east 814. 9 feet along existing fence to a stake; thence south 20 deg 50 min east 82 feet along existing fence to a stake; thence south 87 deg 20 min east, 182 feet along existing fence to a stake; thence south 2 deg west 742 feet along existing fence and across a creek to a stake; thence north 87 deg 20 min west 438 feet along existing fence to a stake; thence north 1 deg 23 min east 255 feet; thence south 87 deg 57 min east 90 feet; thence, north 1 deg 23 min east 190 feet; thence north 87 deg 57 min west 687. 8 feet to the center line of Old Hickory Blvd.; thence north 20 deg 42 min east 378.5 feet along said center line of Old Hickory Blvd. to point of beginning to this tract, containing 12.7 acres more or less.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 7708, PAGE 456, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being a portion of the same property conveyed to SHIRLEY JONES SMITH, by deed from DEMETRA C. JONES, of record in Book 5029, page 361, dated May 26, 1976, said Register's Office.

PARCEL II
Land being located in the 5th (formerly the 6th) Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Old Hickory Blvd., formerly Hobson Road, at the beginning point, same being the northwest corner of the tract described in deed of record in Book 1309, page 438, Register's Office of Davidson County, Tennessee, running thence south 2 deg 42 min west 840.4 feet to the point of beginning of the tract herein conveyed, same being the northwest corner of said tract, in the center line of said Old Hickory Blvd., running thence with center line of said Old Hickory Blvd. south 1 deg 23 min west 180 feet to a point; thence south 87 deg 57 min east 484 feet to a stake; thence north 1 deg 23 min east 180 feet to a stake; thence north 87 deg 57 min west 484 feet to the point of beginning to this tract, containing two acres.

Being the same property conveyed to GENE ALLEN SMITH AND WIFE, SHIRLEY ANN JONES SMITH, by deed from WILLIAM L. JONES AND WIFE, DEMETRA C. JONES, of record in Book 3617, page 223, dated March 27, 1963, said Register's Office.

PARCEL III

Land being located in the 5th (formerly the 6th) Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Old Hickory Boulevard, formerly Hobson Road, at the beginning point, same being the northwest corner of the tract described in deed of record in Deed Book 1309, page 438, Register's Office for Davidson County, Tennessee; running thence south 2 deg 42 min west 830.4 feet to the point of beginning of the tract herein conveyed, same being the northwest corner of said tract in the center line of said Old Hickory Boulevard, running thence with the center line of said Old Hickory Boulevard south 1 deg 23 min west 10 feet to a point; thence south 87 deg 57 min east 484 feet to a stake; thence south 1 deg 23 sec west 180 feet to a stake; thence south 87 deg 57 min east 203.8 feet to a stake; thence north 1 deg 23 min east 190 feet to a stake; thence north 87 deg 57 min west 383.3 feet to the point of beginning to this tract, containing one (1) acre, more or less.

Being the same property conveyed to SHIRLEY ANN JONES SMITH, by deed from DEMETRA C. JONES, of record in Book 4792, page 339, dated August 20, 1972, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 13153 and 13159 Old Hickory Boulevard, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this 14th day of March, 2016.

Gene Allen Smith

GENE ALLEN SMITH

Shirley Ann Jones Smith

SHIRLEY ANN JONES SMITH
(a/k/a SHIRLEY JONES SMITH)

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, **GENE ALLEN SMITH, AND SHIRLEY ANN JONES, SMITH (a/k/a SHIRLEY JONES SMITH)**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of March, 2016.

RUTHERFORD COUNTY LARRY K. GILBERT STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My commission expires: FEB 17 2020

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$741,284.00**.

Shirley Ann Jones Smith
AFFIANT

Sworn to and subscribed before me this
14th day of March, 2016.

NOTARY PUBLIC

My commission expires: FEB 17 2020

