Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160027106 DEEDWARR
Recvd: 04/04/16 14:38 2 pgs
Fees: 13.00 Taxes: 4403.00
20160404-0031892

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$1,790,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of April

Notary Public
My Commission expires:
(Affix Seal)

SHARA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
SMS Real Estate Partners, LLC	SAME	082-16-0-221.00 082-16-0-222.00
7135 Charlotte Pike, Ste 100		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eric J. Rajotte, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **SMS Real Estate Partners, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Tennessee, being Lot(s) 10 and 11, as shown on the map entitled the Plan of Lindsley & Winston's Plan of Edgefield Lots, of record in Book 21, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Eric J. Rajotte, unmarried, by deed from Archie Frank Potts, Sonnie Edward Potts, Erin Ann Potts and Laura Sue Roberts, of record in Instrument Number 20040901-0105771, dated August 31, 2004, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 11, Register's Office Davidson County, Tennessee

This is improved property known as: **542 Fatherland Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 2, 2015.

Eric J. Rajotte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric J. Rajotte, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 2, 2015

My commission expires 7/8/19

Notary Public

