STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Davidson County DEEDWARR
Recvd: 06/01/16 09:55 3 pgs
Fees:18.00 Taxes:925.00
20160601-0054832

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2016.

Notary Public
MY COMMISSION EXPIRES: 1-11-17
File No. G16-4731D

STEPHANIE MOPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Kavur and Sophie Kavur, husband and wife (NAME)	New Owner (NAME)	053-00-0081.00 ~~3681~~
2505 Tinnin Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **John Smiley, Heir-at-Law of the Estate of Ethel Adamson, deceased**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Kavur and Sophie Kavur, husband and wife**, 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 the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Ethel May Adamson, by Billy Eugene Weaver, et ux, in a deed of record which is recorded in Book 7357, Page 325, Register's Office for Davidson County, Tennessee, and further described as a portion of that property described in an Affidavit of Inheritance, which is recorded in Book 10678, Page 147, Register's Office for Davidson County, Tennessee.

BEGINNING at a concrete monument (old) in the westerly margin of Tinnin Road, the northeast corner of a tract of land which belongs to Benny Brown, having a deed reference in Book 9723, Page 25, Register's Office for Davidson County, Tennessee, the northwest corner of this tract and continuing, as follows: S 40 deg. 39' 11" E, 160.00 feet to an iron pin (new), in the westerly margin of Tinnin Road, the northwest corner of a tract of land which belongs to John Smiley, having a deed reference in Book 8429, Page 790, Register's Office for Davidson County, Tennessee; thence, S 41 deg. 43' 25" W, 437.64 feet to a pipe (old), the southwest corner of said tract of land which belongs to John Smiley, a corner of a tract of land which belongs to Fred Cobb having a deed reference in Book 8400, Page 263, Register's Office for Davidson County, Tennessee; thence S 42 deg. 05' 48" W. 490.86 feet to a nail in the south side of 24' maple tree (found), the southwest corner of said tract of land which belongs to Fred Cobb, a corner of a tract of land which belongs to Tinnon Medley, having a deed reference in Book 11432, Page 699, Register's Office for Davidson County, Tennessee; thence with the boundary of said tract of land which belongs to Tinnon Medley, as follows: S 46 deg. 52' 42" W, 290.95 feet to an iron pin (new); thence, N 84 deg. 41' 24" W, passing a corner of said tract of land which belongs to Tinnon Medley, and a corner of a tract of land which belongs to J.A. Crawford, Jr., having a deed reference in Book 3704, page 250, Register's Office for Davidson County, Tennessee, and continuing in all 403.55 feet to an iron pin (old) in the easterly boundary of said tract of land which belongs to J.A. Crawford, Jr., the southeast corner of said tract of land which belongs to Benny Brown; thence with the boundary of said tract of land which belongs to Benny Brown, as follows: N 62 deg. 24' 53" E, 504.73 feet to an iron pin (old); thence, N 03 deg. 44' 29" E, 161.43 feet to an iron pin (old); thence, N 49 deg. 21' 28" E, 489.35 feet to an iron pin

(old); thence, S 83 deg. 54' 21" E, 76.78 feet to an iron pin (old); thence, N 35 deg. 10' 00" E, 232.26 feet to an iron pin (old); thence, N 49 deg. 11' 58" E, 120.17 feet to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708 d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, December 1, 1999.

For informational purposes only. Prior deed references subject property to contain 6.50 acres.

Being part of the same property conveyed to Ethel Adamson, unmarried by deed from Billy Eugene Weaver and wife, Ada B. Weaver, dated September 11, 1987, recorded September 21, 1987, of record in Book 7357, Page 325, Register's Office for Davidson County, Tennessee. The said Ethel Adamson having since died on August 26, 1995 leaving a Last Will and Testament filed for Probate in Docket No. 95P1741, Davidson County Probate Court in Will Book 201, Page 542. Pursuant to said Will, subject property was devised to Joyce Smiley and her son John Smiley. Joyce Smiley having sine died leaving as her only heir in law, John Smiley.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of John Smiley is signed by his duly appointed Attorney-in-fact Valerie Smiley, pursuant to the Power of Attorney recorded in Instrument # 20160601-0054829, said Register's Office.

This is improved property, known as 2505 Tinnin Road, 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 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.

Witness my/our hand(s) this 26th day of May, 2016.

JOHN SMILEY, HEIR-AT-LAW OF THE ESTATE
OF ETHEL ADAMSON, DECEASED

By: John Smiley By Valerie Smiley
Valerie Smiley, Attorney-in-Fact

May 26, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Valerie Smiley, Attorney-in-Fact for John Smiley, Heir-at-Law of the Estate of Ethel Adamson, deceased, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of May, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, AMANDA JOLLIFF, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

