Davidson County DEEDWARRSP
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Fees:18.00 Taxes:1572.50
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SPECIAL WARRANTY DEED

State Of Tennessee
County of Davidson

This Instrument Was Prepared by:
William B. Owen
2116 Golf Club Lane
Nashville, TN 37215

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
SMKM, LLC 4301 Hillsboro Pike, Ste. 300 Nashville, TN 37215	SAME	10414002500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration for this transfer is $425,000.00
Subscribed and sworn to before me, this the 8th day of June, 2016.

Affiant:

(Seal)
Notary Public
My Commission expires 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For and inconsideration of the sum of $10.00 cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William B. Owen and wife Jean M. Owen, hereinafter called Grantors, have this day bargained and sold, and by these presents do transfer and convey unto SMKM, LLC, a Tennessee Limited Liability Company, hereinafter Grantee, that certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots No. 19 and 20, on the Map of Bransford Realty Company's Sharondale Subdivision, as of record in Book 332, Page 119, Register's Office for said County, being Lot No. 17 on an unrecorded plan of a subdivision of Lots Nos. 18, 19 and parts of Lots Nos. 20 and 21, Bransford Realty Company's Sharondale Subdivision, and an 8-foot strip in the rear of Lot No. 17, described together according to a survey made by Erle Drake, County, Surveyor, May 29, 1931, as follows:

Beginning on the Northwesterly margin of Marlin Avenue at a point 189.7 feet East of the Easterly margin of Sharondale Drive, being the corner of Lots Nos. 3 and 17 on said unrecorded plan; thence with the Easterly line of Lots No. 3, 4 and 18, Northwestardly 164 feet to a point 8-3/4 feet Northwesterly corner of Lot No. 17 on said unrecorded plan; thence Northeastwardly 37 feet, more or less, to a point 8 feet Northwesterly from the Northeast corner of said Lot No 17; thence Southeastwardly 8 feet to the corner of Lots Nos. 16 and 17, continuing with the line between said two lots, Southeastwardly 150 feet, in all 158 feet to the Northwesterly margin of Marlin Avenue; thence with said Avenue, Southwestwardly 60 feet to the point of beginning and part of that shared Driveway Agreement as recorded in Deed Book 7374, Page 802.

Being the same property conveyed by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee to William B. Owen and wife, Jean M. Owen, as recorded on the

19th day of May 1992 in Deed Book 8629, Page 585, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all limitations, restrictions, easements or other encumbrances or matters of record, all real estate taxes for 2016 which are expressly assumed by Grantee, and the right of Grantors to remove personal property and structural items from the property as provided in the contract of sale between Grantors and Grantee.

This is improved property known as 2806 Marlin Ave., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as stated above. Grantors covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons claiming through or under Grantors.

WITNESS our hands this 8th day of June, 2016.

William B. Owen, Grantor

Jean M. Owen, Grantor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Chad I. Pearman, a Notary Public in and for said County and State, Jean M. Owen, the within named bargainer with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2016.

_____(Affix Seal)
Notary Public

My Commission expires _____.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Chad I. Pearman, a Notary Public in and for said County and State, William B. Owen, the within named bargainer with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2016.

_____(Affix Seal)
Notary Public
My Commission expires _____.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017