(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,550,000.00**

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160073735 DEEDWARR
Recvd: 08/24/16 09:19 3 pgs
Fees:18.00 Taxes:5735.00
20160824-0088440

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lewis B. James | NEW OWNER | 09503000800 (Pt Lot 1)<br>09503012900 (Pt Lot 1) |
| (NAME)<br>1255 GOSHENTOWN ROAD | (NAME) | 08415011800 (Pt Lot 6) |
| (ADDRESS)<br>HENDERSONVILLE, TN 37075 | (ADDRESS) | 09503012500 (Lot 2) |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Peggy Marie Smith Moss, married, as to Tracts I and II, and Anita Dawn Smith, unmarried, as to Tract III**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lewis B. James and Connie M. James, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Chitwood Property, of record in Plat Book 3842, Page 251, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II: Land in Davidson County, Tennessee, being the remaining part not used as a right-of-way for Briley Parkway of Lot No. 6 on the Plan of Section I, Castlewood Estates, of record in Plat Book 2331, Page 72, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point where the property line between Lots 6 and 7 intersect the south margin of Revere Place; thence South 10 degrees 41 minutes West, 282.20 feet along said lot line to a point; thence South 81 degrees 42 minutes West, 24.60 feet to a point; thence North 1 degree 22 minutes West, 302.0 feet along the east right-of-way of Briley Parkway to a point; thence South 74 degrees 05 minutes East, 69.41 feet along the south margin of Revere Place to a point; thence southeasterly 17.25 feet along a curve that has a 309.11 foot radius on the south margin of Revere Place, to the point of beginning, containing 15,770 square feet, more or less.

INCLUDED but EXCLUDED from the above described tract is that portion conveyed to the State of Tennessee, by Deed of record in Instrument No. 20030328-0040605, said Register's Office, to which reference is made for more complete description of excluded tract.

TOGETHER with a nonexclusive and jointly used easement for access across Lot 2 reserved by Harry H. Chitwood in Will of record in Will Book 160, Page 138, Probate Court for Davidson County, Tennessee, and consisting of the macadam driveway as the same was in existence at the date of death of Harry H. Chitwood. (Also see Easement of record in Book 9686, Page 414, in said Register's Office)

Being the same property conveyed to Gregory E. Smith by Quitclaim Deed from Carole Chitwood, of record in Book 9686, Page 416, Register's Office for Davidson County, Tennessee, dated May 30, 1995 and recorded on May 31, 1995. (as to 1/4%)

Being the same property conveyed to Gregory E. Smith and wife, Peggy Marie Smith (1/2%) and Carole Chitwood (1/2%) by Quitclaim Deed from Christopher Eric Chitwood, Sharon Renee Chitwood and Harry H. Chitwood, III, of record in Book 9697, Page 354, Register's Office for Davidson County, Tennessee, dated May 25, 1995 and recorded on June 12, 1995.

Being the same property conveyed to Gregory E. Smith and wife, Peggy Marie Smith by Installment Deed from Harry H. Chitwood, Jr. and wife, Helen Rosemary Chitwood, of record in Book 9744, Page 812, Register's Office for Davidson County, Tennessee, dated May 30, 1995 and recorded on July 31, 1995.

Being the same property conveyed to Gregory E. Smith and wife, Peggy Marie Smith by Deed from Carole Chitwood, of record in Book 11533, Page 847, Register's Office for Davidson County, Tennessee, dated December 28, 1998 and recorded on June 18, 1999. (1/16%)

Being the same property conveyed to Gregory E. Smith and wife, Peggy Marie Smith by Deed from Carole Chitwood, of record in Book 11533, Page 850, Register's Office for Davidson County, Tennessee, dated January 4, 1999 and recorded on June 18, 1999. (1/16%)

Being a portion of the same property conveyed to Gregory E. Smith and wife, Peggy Marie Smith by Quitclaim Deed from Anita Dawn Smith, of record in Book 11533, Page 853, Register's Office for Davidson County , Tennessee, dated June 18, 1999 and recorded on June 18, 1999.

Being the same property conveyed to Gregory E. Smith and wife, Peggy Marie Smith by Deed from Carole Chitwood, of record in Instrument No. 20011226-0141747, Register's Office for Davidson County, Tennessee, dated October 10, 2001 and recorded on December 26, 2001. (1/16%)

Being the same property conveyed to Carole Chitwood by Deed from Gregory E. Smith and wife, Peggy Marie Smith, of record in Instrument No. 20090129-0007666, Register's Office for Davidson County, Tennessee, dated March 11, 2008 and recorded on January 29, 2009. (1/16%)

Being the same property conveyed to Peggy Marie Smith Moss by Quitclaim Deed from Carole Chitwood, of record in Instrument No. 20150421-0035379, Register's Office for Davidson County, Tennessee, dated April 20, 2015 and recorded on April 21, 2015.

Spouse of Peggy Marie Smith Moss joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

TRACT III: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Chitwood Property, of record in Plat Book 3842, Page 251, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TOGETHER with a nonexclusive and jointly used easement for access across Lot 1 reserved by Harry H. Chitwood in Will of record in Will Book 160, Page 138, Probate Court for Davidson County, Tennessee, and consisting of the macadam driveway as the same was in existence at the date of death of Harry H. Chitwood. (Also see Easement of record in Book 11135, Page 242, in said Register's Office)

Being the same property conveyed to Anita Dawn Smith, unmarried, by Installment Deed from Harry H. Chitwood, Jr., Christopher Eric Chitwood, Harry J. Chitwood, III, and Sharon Renee Chitwood Zimmerman, of record in Book 11268, Page 721, Register's Office for Davidson County, Tennessee, dated October 12, 1998 and recorded on December 29, 1998.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

**This is ( ) unimproved (X) improved property, known as: 2250 & 2254 Lebanon Pike, Nashville, Tennessee 37214**

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. 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 23rd day of August, 2016.

Peggy Marie Smith Moss

Anita Dawn Smith

Jerry Lynn Moss

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Peggy Marie Smith Moss and Jerry Lynn Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of August, 2016.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anita Dawn Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of August, 2016.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County