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

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

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

Notary Public

My Commission Expires: 09-11-2017

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

BILL GARRETT, Davidson County
Trans:T20160074237 DEEDWARR
Recvd: 08/25/16 10:39 2 pgs
Fees:13.00 Taxes:740.00
20160825-0088975

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LOC Distribution, Inc., a Tennessee Corporation 216 Forest Trail Brentwood, TN 37027	SAME	72-4-94.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Stephen M. Smith and Mary W. Smith, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LOC Distribution, Inc., a Tennessee Corporation**, 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 Davidson County, Tennessee, being Lot No. 11 of Block "B" on the Plan of Inglewood Golf Club Subdivision, as of record in Book 843, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen M. Smith and wife, Mary W. Smith by Warranty Deed from Short Realty Partners, L.P., a Tennessee limited partnership, dated May 30, 2001, recorded June 5, 2001, of record in Instrument No. 20010605-0058906, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1518 Norvel Avenue, Nashville, TN 37216.

This conveyance is made subject to (1. Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; (2. all applicable zoning ordinances; (3. utility, sewer, drainage and other easements of record; (4. all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5. building restrictions, and (6. other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2016.

Stephen M. Smith by I.M.M., attorney-in-fact

Stephen M. Smith
By: Chris Corriveau, Attorney in Fact

Mary W. Smith by I.M.M., attorney-in-fact

Mary W. Smith
By: Chris Corriveau, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2016, before me personally appeared Chris Corriveau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Stephen M. Smith and Mary W. Smith, and who acknowledged that such person executed the same as his free act and deed of Stephen M. Smith and Mary W. Smith, by virtue of Power of Attorney of record in Book *, Page _____, said Register's Office. * 20160825-0088974

WITNESS my hand, at office, this 23rd day of August, 2016.

Notary Public
My Commission expires: 10-18-16

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016