Davidson County DEEDWARR
Recvd: 08/31/16 14:51 4 pgs
Fees:23.00 Taxes:1850.00

20160831-0091540

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-20-2019

Subscribed and sworn to before me, this 31st day of August, 2016.

Notary Public
My commission expires:

06-1605-76438

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sharaff Properties, LLC	New Owner @ Address	138-00-0-133.00
6080 S. Mt. Juliet Road		138-00-0-110.00
Hermitage TN 37076		138-00-0-134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George H. Smith, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sharaff Properties, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract 1:
Land in Davidson County, Tennessee, said tract or parcel of land is described according to a Property Line Survey and Site Plan of the Robert B. Smith et ux, Georgia D. Smith Property by Gary R. Cummings, dated May 6, 1981, and revised May 10, 1984, as follows:

Beginning at an iron pin in the easterly margin of South Mt. Juliet Road, said point being S 17° 20' 57" W 196.53 feet from an iron pin at the southwest corner of the Ronnie D. Richards et ux, Property (Book 5678, Page 800, Register's Office for said County); thence leaving the easterly margin of said road and running S 85° 20' 25" E 2, 014.34 feet to an iron pin; thence N 4° 39' 35" E 192.67 feet to an iron pin in the southerly boundary of the
Richards Property; thence with Richards' southerly boundary S 85° 18' 15" E 480.38 feet to an iron pin, said point being the northeast corner of this tract; thence S 4° 43' 45" W 242.37 feet to an iron pin in a fence line, said point being the southeast corner of this tract; thence with the fence line N 85° 20' 25" W 2, 505.54 feet to an iron pin in the easterly margin of South Mt. Juliet Road; thence with the easterly margin of said Road N 17° 20' 57" E 51.22 feet to the point of beginning.

Being the same property conveyed to George H. Smith and wife, Judy Ann Smith by deed from Robert B. Smith and wife, Georgia Smith, dated May 25, 1984, recorded May 30, 1984, of record in Book 6302, Page 213, Register's Office for Davidson County, Tennessee. The said Judy Ann Smith having since died.

Tract 2:
Land in Davidson County, Tennessee, said tract or parcel of land is described according to a Property Line Survey and Site Plan of the Robert B. Smith et ux, Georgia D. Smith Property by Gary Cummings, dated May 6, 1981, and revised May 10, 1984, as follows:

Beginning at an iron pin in the easterly margin of South Mt. Juliet Road, said point being the southwest corner of the tract herein described and also being S 17 deg. 20' 57" W 196.53 feet from an iron pin at the southwest corner of the Ronnie D. Richards, et ux Property (Book 5678, page 800, Register's Office for

Davidson County, Tennessee); thence leaving the easterly margin of said road and running S 85 deg. 20' 25" E 2,014.34 feet
to an iron pin; thence N 4 deg. 39' 35" E 192.67 feet to an iron pin in the southerly boundary of the Richards Property; thence with Richards' southerly boundary N 85 deg. 18' 15" W 1,839.30 feet to an iron pin; thence continuing with Richards' southerly boundary N 85 deg. 18' 14" W 141.74 feet to an iron pin in the easterly margin of South Mt. Juliet Road; thence with said easterly margin of said Road S 17 deg. 20' 57" W 196.53 feet
to the point of beginning.

Being the same property conveyed to George H. Smith and wife, Judy Ann Smith by deed from Robert B. Smith and wife, Georgia Smith, dated March 29, 1985, recorded March 29, 1985, of record in Book 6522, Page 95, Register's Office for Davidson County, Tennessee. The said Judy Ann Smith having since died.

Tract 3:
Land in Davidson County, Tennessee, said tract or parcel of land is described according to a Property Line Survey and Site Plan of the Robert B. Smith et ux, Georgia Smith Property by Gary R. Cummings, dated May 6, 1981, and revised May 10, 1984, as follows:

Beginning at an iron rod located at the northeast corner of the George H. Smith and wife, Judy Ann Smith, property, of record in Book 6302, page 213, Register's Office for Davidson County, Tennessee, said point being the northwest corner of this tract; thence with the southerly boundary of the Ronnie D. Richards and wife, Phyllis T. Richards, property, of record in Book 5678, page 800, Register's Office for Davidson County, Tennessee, S 85° 18' 15" E 591.20 feet to an iron rod, said point being the southeast corner of the Richards property and the northeast corner of this tract; thence S 4° 46' W 242.00 feet to an iron rod, said point being the southeast corner of this tract; thence N 85° 20' 25" W 591.04 feet to an iron rod, said point being the southeast corner of the George H. Smith et ux property and the southwest corner of this tract; thence with the easterly line of the
George H. Smith et ux property N 4° 43' 45" E 242.37 feet to the point of beginning.

Being the same property conveyed to George H. Smith and wife, Judy Ann Smith by Quitclaim Deed from Robert B. Smith and wife, Georgia Smith, dated April 29, 2005, recorded June 13, 2005, of record in Instrument No. 20050613-0066932, Register's Office for Davidson County, Tennessee. The said Judy Ann Smith having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6080 S. Mt. Juliet Road, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of August, 2016.

George H. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **George H. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 31st day of August, 2016.

Notary Public
State of Tennessee at Large

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission expires:

True Copy Certification

I, Christi M. Johnston, 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 Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}