WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160090318 DEEDWARR
Recvd: 10/13/16 11:27 2 pgs
Fees:13.00 Taxes:514.30
20161013-0108269

W-MP-16-8241-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Travis D Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis D. Smith	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**127-00-0-057.00**
8241 Charlotte Pike	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Birmingham, AL 35244**	
(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, **THE SMITH FAMILY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TRAVIS D. SMITH, AN UNMARRIED MAN,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A parcel of land in the 9th, Civil District of Davidson County, Tennessee, on the southerly side of U.S. Highway 70 North, and being a portion of a tract of record in Book 1235, page 293, R.O.D.C., Tennessee, Surveyed May 30, 1960, by S.H. Hutchison as follows:

Beginning at a stake in an old abandoned road, 3 Beech Pointers; same being the northwest corer of the J.C. Davis Tract and in S.G. Ewing's east line. Thence, with J.C. Davis' northerly line as follows:

North 44° east 165 feet to a stake in the old road; thence, north 61° east 264 feet to a stake; Thence leaving the J.C. Davis line going north 2° 30' east 501.5 feet to center of highway, stake in line on southerly margin of highway; Thence, with center line of highway south 53° 30' west 407 feet, more or less, to point in S.G. Ewing's east line; Thence, with S.G. Ewing's line south 3° 30' west 505 feet to point of beginning. Containing 3.52 acres, being the same more or less.

Being the same property conveyed to The Smith Family Partnership, a Tennessee general partnership by Quitclaim deed from Paul W. Smith, as Exexutor of the Estate of Mary Edith Smith of record in Instrument No. 20101119-0092795 Register's Office for Davidson County, Tennessee, dated October 6, 2010 and recorded on November 19, 2010.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8241 Charlotte Pike , Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th day of October, 2016.

The Smith Family Partnership

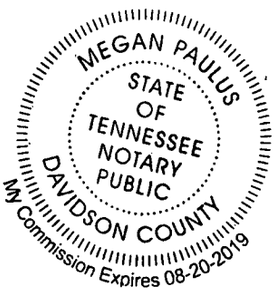
BY: _____
Paul W. Smith
Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL W. SMITH, signing for THE SMITH FAMILY PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the MANAGING GENERAL PARTNER of THE SMITH FAMILY PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of October, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212