Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
7149 Nolensville Road, Ste 3A
Nolensville, TN 37135
615-776-7461

BILL GARRETT, Davidson County
Trans:T20160092760 DEEDWARR
Recvd: 10/20/16 12:33 2 pgs
Fees:13.00 Taxes:397.75
20161020-0110994

#1363A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Southern States Property, LLC	(NEW OWNER)	Map 071-11-0-
1510 Lethia Drive		Parcel 136.00
Nashville, TN 37206		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brad Smotherman,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Southern States Property, LLC., a Tennessee limited liability company,** (the "Grantee"), its successors and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43, on the Plan of Trinity Heights, of record in Book 161, page 38, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brad Smotherman by warranty deed from James Poole, Administrator of the Estate of Joseph McArthur Poole (aka Joseph M. McArthur, Sr), of record in Instrument No. 20161020-0110993, said Register's Office.

This is the same legal description as in previous deed of record.

This conveyance is subject to the following:

1. **2017 Taxes, not yet due and payable.**
2. **Easement of record in Book 7915, page 884, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Plat Book 161, page 38, said Register's Office.**

This is improved property commonly known as **314 Marshall Street, Nashville, TN 37207.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $107,500.00.

Affiant

Subscribed and sworn to before me this
17 day of **October, 2016.**

Notary public:
My Commission Expires: 11/21/2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17 day of October, 2016.

Brad Smotherman

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brad Smotherman**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument for the therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 17 day of October, 2016.

Notary Public
My Commission Expires: 11/21/2018