(3)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160109270 DEEDWARR
Recvd: 12/13/16 10:07 2 pgs
Fees:13.00 Taxes:554.63
20161213-0130453

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

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Affiant

Subscribed and sworn to before me this 6th day of December, 2016.

Notary Public
My Commission Expires: 03/03/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0727

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Jones Nashville Project, LLC | Jones Nashville Project, LLC | |
| 2525 S. 5TH Street | 2525 S. 5TH Street | 046-00-0-073.00 |
| Springfield, IL 62703-3801 | Springfield, IL 62703-3801 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Lawrence E. Smith and wife, Betty D. Smith,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Jones Nashville Project, LLC,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee:**

**Beginning at a point in the center of Bull Run Road 672 feet from Gallagher's corner; thence south 27 degrees 20 minutes east 1412 feet to a point; thence south 80 degrees west 118 feet to a point; thence north 26 degrees 20 minutes 1320 feet to a point in the center of Bull Run Road; thence along the center of Bull Run Road eastwardly 100 feet to the point of beginning.**

**Being the same property conveyed to Lawrence E. Smith and wife, Betty D. Smith, by Warranty Deed from Monica Y. Solomon and wife, Jeffery A. Solomon, dated June 25, 1999, of record in Book 710, Page 0558, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **4633 Bull Run Road, Ashland, TN 37015.**

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 6th day of December, 2016.

Betty D. Smith by Carol Sue Sosh, her attorney-in-fact

Betty D. Smith by Carol Sue Sosh, her Attorney-In-Fact

Lawrence E. Smith by Carol Sue Sosh, his Attorney-in-Fact

Lawrence E. Smith by Carol Sue Sosh, his Attorney- in-Fact

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

Personally appeared before me, the undersigned Notary public in and for the aforesaid County and State, Carol Sue Sosh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he/she/they is/are the attorney-in-fact for Betty D. Smith and is authorized by him/her/them to execute this instrument on his/her/their behalf.

Witness my hand, at office, this 6th day of December, 2016.

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Personally appeared before me, the undersigned Notary public in and for the aforesaid County and State, Carol Sue Sosh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he/she/they is/are the attorney-in-fact for Lawrence E. Smith and is authorized by him/her/them to execute this instrument on his/her/their behalf.

Witness my hand, at office, this 6th day of December, 2016.

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY