This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
NEW OWNER:
Jeffrey and Ann B Smith
402 Beth Dr.
MT Juliet, TN 37122

MORTGAGEE:
Renasant Bank
4422 Lebanon Road
Hermitage, TN 37076

MAP/PARCEL: 86 335

Davidson County DEEDWARR
Recvd: 12/16/16 15:12 2 pgs
Fees:13.00 Taxes:465.30
20161216-0132381

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jerry Bowers** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Ann B. Smith and husband, Jeffrey A. Smith,** 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, State of Tennessee, described as follows, to-wit:
Being Lot 2 on the Plan of Resubdivision of Lot 6 on the Plan of Resubdivision of Lot 3 Stoners Bend Business Park, as of record in Plat Book 7900, page 815, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
Beginning at the Southwesterly corner of Lot 2 at the Easterly right-of-way of Stoners Bend Drive thence with a curve to the left having a central angel of 20 deg. 44 min. 59 sec. and a radius of 619.89 feet, an arc length of 60.00 feet to a point; thence with a curve to the right having a central angle of 36 deg. 56 min. 54 sec., and a radius of 50.00 feet, an arc length of 32.18 feet to a point; thence with a curve to left having a central angle of 124 deg. 15 min. 24 sec., and a radius of 50.00 feet to a point ; thence North 22 deg. 07 min. 28 sec. East 416.88 feet to a point; thence North 38 deg. 59 min. 52 sec. West 54.79 feet to a point; thence North 39 deg. 00 min. 00 sec. East 22.24 feet to a point; thence South 51 deg. 58 min. 49 sec. East 83.04 feet to a point; thence South 05 deg. 32 min. 31 sec. West 552.50 feet to a point; thence South 88 deg. 03 min. 27sec. East 49.15 feet to a point; thence South 12 deg. 07 min. 33 sec. East 54.00 feet to a point; thence North 80 deg 22 min 45 sec. West 245.85 fee to the point of beginning.

Being the same property conveyed to Jerry Bowers by deed from Erik Ryan Hammond, dated October 30, 2009, of record in Instrument No. 20091103-0101360, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to an easement, set forth in an Instrument of record in Book 7455, page 719; and Book 7298, page 964, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 7900, page 815, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 7900, page 815, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 3366 Stoners Bend Drive, Hermitage, Tennessee 37076.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 15th day of December, 2016.

Jerry Bowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jerry Bowers**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of December, 2016.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $125,757.80.

AFFIANT

Subscribed and sworn to before me on this 15th day of December, 2016.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am 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.

Caitlin Smith

STATE OF TENNESSEE
COUNTY OF Davidson
On this 16 day of December, 2016, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019