WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13th DAY OF JANUARY, 2017 .

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8775 SMITH CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
L. Gabriel Smith	same	158040A04600 CO (a portion of)
6 Breckenridge		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RANDALL DAVIDSON, AND WIFE, ELAINE DAVIDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

L. GABRIEL SMITH, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as Revised lot 42, Otterwood, Nashville, TN 37215

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/or 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/or 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 hand on the 13th day of January, 2017.

Randall Davidson

Elaine Davidson

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, RANDALL DAVIDSON AND ELAINE DAVIDSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of January, 2017 .

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170003800 DEEDWARR
Recvd: 01/13/17 14:10 2 pgs
Fees:13.00 Taxes:740.00

20170113-0004341

EXHIBIT A - LEGAL DESCRIPTION

A parcel of property in Forest Hills, Davidson County, Tennessee and being more particularly described as follows:
Beginning at an iron rod in the southern right of way of Breckenridge, said iron rod being the Northeast corner of lot 37 on the plat of Otterwood Section 2 Revised as of record in Plat Book 6900 Page 601 Register's Office for Davidson County, Tennessee;
Thence; with the southern right of way of Breckenridge along a curve to the left having a radius of 148.99 feet, an arc length of 43.69 feet, a chord length of 43.53 feet and a chord bearing of North 86 degrees 53 minutes 18 seconds East to an iron rod;
Thence continuing with said right of way North 84 degrees 44 minutes 51 seconds East a distance of 32.11 feet to an iron rod;
Thence; continuing with said right of way along a curve to the right having a radius of 209.96 feet, an arc length of 63.44 feet, a chord length of 63.20 feet and a chord bearing of South 86 degrees 36 minutes 01 seconds East to an iron rod;
Thence; continuing with said right of way South 77 degrees 56 minutes 43 seconds East a distance of 142.26 feet to an iron rod at the northwest corner of the property conveyed to L. Gabriel Smith as of record in Instrument number 20070323-0035235 Register's Office of Davidson County Tennessee;
Thence; leaving the said right of way with the common line with Smith South 12 degrees 03 minutes 15 seconds West a distance of 278.11 feet to an iron rod in the rear line of Lot 35 on the plat of Otterwwod Section 2 Revised as of Record in Book 6900 Page 600 Register's Office for Davidson County Tennessee;
Thence; with the rear line of Lots 35 and 36 on the Plat of Otterwood Section 2 Revised as of Record in Book 6900 Page 600 Register's Office for Davidson County Tennessee North 58 degrees 38 minutes 21 seconds West a distance of 145.77 feet to an iron rod in the common line with Randall and Elaine Davidson as of Record in Book 7794 Page 5 Register's Office for Davidson County Tennessee;
Thence; with a new line North 24 degrees 38 minutes 50 seconds West a distance of 206.21 feet to an iron rod;
Thence, North 60 degrees 55 minutes 13 seconds West a distance of 31.20 feet to an iron rod in the common line with the aforesaid lot 37,
Thence; with the common line with the aforesaid lot 37 North 34 degrees 47 minutes 34 seconds East 32.19 feet to the Point of Beginning, containing 52,738.0 square feet or 1.2 acres more or less.

Being a portion of the property conveyed to Randall Davidson, and wife, Elaine Davidson as of Record in Book 9440 Page 979 and Book 7794, Page 5, Register's Office of Davidson County Tennessee.

NOTE: NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS DEED.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

b. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

c. Property taxes for the current year.