BILL GARRETT, Davidson County
Trans:T20170009654 DEEDWARR
Recvd: 02/01/17 15:22 2 pgs
Fees:13.00 Taxes:1369.00

20170201-0010954

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee)
County of Davidson)

16-12-023

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of January, 2017

Notary Public

My Commission Expires: 7.3.17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SCOTT WADE SMITH & TAMMY WALKER-SMITH	" NEW OWNER "	083-07-0
(NAME) 12014 Pebble Hill Dr.	(NAME)	115.00
(ADDRESS) Houston, TX 77024	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SUPPORTIVE HOUSING SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SCOTT WADE SMITH AND TAMMY WALKER-SMITH, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. Tennessee, being **part of the Middle Part of Lots Nos. 12 and 13, Block A, Part 1, of Tillman Subdivision,** of record in Book 1130, Page 29, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by R. Southgate, Surveyor, February 10, 1949, as follows:

BEGINNING at an iron pin in the North margin of Eastland Avenue, 160 feet West of the intersection of Eastland Avenue and Powers Avenue if their margins were extended, being the southwest Corner of the property conveyed to Beatrice Wise, by deed of record in Book 1679, Page 245, said Register's Office, said point likewise being 7 feet East of a rock wall; thence, northerly 160 feet to the dividing line between Lots Nos. 11 and 12 at an iron pin 160 feet West of the West margin of Powers Avenue; thence, with the line between Lots Nos. 11 and 12, westerly 94 feet to a point; thence, southerly 160 feet to an iron pin in the North margin of Eastland Avenue; thence, with the margin of the same, 94 feet to the BEGINNING.

BEING the same property conveyed to SUPPORTIVE HOUSING SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from EASTLAND DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140924-0087889, and by Instrument of Correction to Warranty Deed, Declaration of Covenants, Conditions and Restrictions for Eastland Cottages, a Horizontal Property Regime with Private Elements and Re-Conveyance of Title to Real Property, of record in Instrument No. 20170124-0007747, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **2105 Eastland Avenue, Nashville, TN, 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this

SUPPORTIVE HOUSING SYSTEMS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
MICHAEL D. SHMERLING, MANAGING MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING MEMBER of **SUPPORTIVE HOUSING SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor(s), and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2017.

My Commission Expires: 11/5/2018

_____
Notary Public

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY