BILL GARRETT, Davidson County
Trans:T20170018596 DEEDWARRSP
Recvd: 03/03/17 11:18 3 pgs
Fees:18.00 Taxes:129.50
20170303-0021286

CONSIDERATION CERTIFICATE

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me this the 24 day of February, 2017

Notary Public

My Commission Expires: 12/08/2019

This instrument prepared by:

Phillip Smith

6617 River View Dr.

Nashville, TN 37209

MIRANDA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Phillip Arlen Smith 6617 River View Dr. Nashville, TN 37209	[SAME]	Part of Map 86 Parcels 47.02 &46.00

Attn: _____

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LD Consulting, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip Arlen Smith**, ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

Land in Nashville, Davidson County, Tennessee, being Lot No. 1, as further shown and described on the Final Plat for Judah Subdivision of record in in the Register's Office for Davidson County, Tennessee at Instrument Number 20110322-0022136.

Being the same property conveyed to LD Consulting, LLC by Sustainable Enterprises Inc. by deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20160819-0087043.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to all taxes and assessments for the year 2016 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 24 day of February, 2016.

GRANTOR:

LD Consulting, LLC,
A Tennessee Limited Liability Company

By: _____

Print Name: Jeffrey Holland, Member

STATE OF Tennessee
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of LD Consulting, LLC, a Tennessee Limited Liability Company (the "Company"), the bargainor, and that he as such member, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Company by himself as such Member.

Witness my hand and seal the 24 day of February, 2016.

Miranda Jackson
Notary Public

My Commission Expires: 12/08/2019

MIRANDA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY