NEW OWNER:

PSBKGC, LLC
5524 W. Highway 290
Austin, TX 78735

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel No. 105-07-0-176.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 17-0285

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170029983 DEEDWARR
Recvd: 04/10/17 11:36 3 pgs
Fees:18.00 Taxes:3163.50
20170410-0034829

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Fifty-Five Thousand and 00/100 Dollars ($855,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JA-EL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PSBKGC, LLC, a Texas limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, BEING the south 100 feet of the east half of Block "B" on Plan of Hagan-Merritt Lands of record in Minute Book N, page 241, County Court Clerk's Office for Davidson County, Tennessee.

Said south part of the east half of Block "B" fronts 100 feet on the West side of Rains Avenue and runs back westwardly between parallel lines and along the north margin of Merritt Avenue, 150 feet to an alley.

Included in the above description but expressly excluded from this conveyance is the following described parcel:

Being the northerly 50 feet of the southerly 100 feet of the easterly half of Block "B" on the Plan of Hagan-Merritt Lands, as of record in Minute Book "N", page 421, County Court for said County.

Said part of Block "B" fronts 50 feet on the westerly side of Rains Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to **JA-EL PROPERTIES, LLC, a Tennessee limited liability company**, by Quitclaim Deed from Larry J. Smith, Jr., a married person, dated May 22, 2007, recorded May 30, 2007, of record as Instrument No. 20070530-0064281, in the Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Larry J. Smith Jr., a married man, by Quitclaim Deed from Larry J. Smith, Sr., an unmarried person, of record as Instrument No. 20070514-0057459, in the Register's Office for Davidson County, Tennessee. (Legal description is incomplete) Previously being the same property conveyed to Larry J. Smith, Sr., by Quitclaim Deed from Mary Oleta Smith, a widow, of record as Instrument No. 20010312-0023514, in the Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Sam D. Smith and Mary Oleda Smith, by Warranty Deed from Joe B. Cobb, County Court Clerk of Davidson County, Tennessee, of record in Book 1229, Page 334, in the Register's Office for Davidson County, Tennessee. The said Sam D. Smith having predeceased Mary Oleta Smith. The said Mary Oleta Smith and Oleda Smith being one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **111 B RAINS AVENUE, NASHVILLE, TN 37203**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before 30 days from date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of April, 2017.

JA-EL PROPERTIES, LLC

By: _____
DONNA G. SMITH, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DONNA G. SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **CHIEF MANAGER** of **JA-EL PROPERTIES, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 7th day of April, 2017.

_____
NOTARY PUBLIC

My commission expires: 10/29/19

****

The actual consideration or value, whichever is greater, for this transfer is **$855,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 7th day of April, 2017.

_____
NOTARY PUBLIC

My commission expires: 1/13/2021