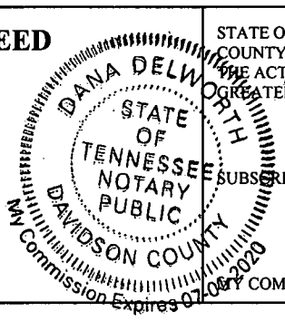
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF JULY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3514B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Theodore Sekeres and Rebecca Sekeres		033-00-0-079.00
1145 Campbell Road		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SMD CONSTRUCTION & CONSULTING, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THEODORE SEKERES AND REBECCA SEKERES, 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 the north part of the westerly part of Lot No. 4 on the Plan of Subdivision of the North Part of D. M. Moore's Land on the Dickerson Pike or Dixie Highway of record in Plat Book 843, Page 63, in the Register's Office for Davidson County, Tennessee, being more particularly described according to a survey by John M. Sullivan. dated January 31, 1956, as follows:

Beginning at the common corners of Lot Nos. 3 and 4 of said Lands on Campbell Lane; thence following said land, South 87 deg. 166.21 feet to a point; thence South 30 deg. East 357.4 feet to a point; thence South 60 deg. 45' West 139.9 feet; thence North 30 deg. West 447 feet to the point of beginning.

Being the same property conveyed to SMD Construction & Consulting, LLC by Warranty deed from Steven W. Hightower, an unmarried man of record in Instrument No. 20150826-0086259 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 26, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1145 Campbell Road, Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20170061616 DEEDWARR
Recvd: 07/19/17 09:41 2 pgs
Fees:13.00 Taxes:1110.00
20170719-0072631

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 14th day of July, 2017.

SMD Construction & Consulting, LLC

BY: _____

Scott Dillon, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Scott Dillon, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of SMD Construction & Consulting, LLC, the within named bargainor, a Tennessee limited liability company, and that Scott Dillon, as such Authorized Agent, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of July, 2017.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3514B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027