Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066956 DEEDWARR
Recvd: 08/03/17 12:15 2 pgs
Fees:13.00 Taxes:296.00

20170803-0079284

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 9-30-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Egy Investment LLC	New Owner	164 00.01 232.00
(NAME)	(NAME)	
1161 Murfreesboro Pk #104		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ann H Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Egy Investment LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying and being situated in the 2nd Civil District of Davidson County, Tennessee, being described according to survey made by John D. McCormick, Surveyor, dated August 2, 1976, described as follows, to wit:
Beginning at a concrete monument in the easterly margin of Hobson Pike and being the southwesterly corner of the property conveyed to Hollis Pope as of record in Book 3180, Page 487, Register's Office Davidson County, Tennessee, and being the northwest corner of the herein described property; thence south 83 deg 41' east 433.25 feet to an iron pin; thence south 5 deg 18' west 502.00 feet to an iron pin; thence north 83 deg 41' west 438.55 feet to an iron pin in the easterly margin of said Hobson Pike; thence with said easterly margin north 5 deg 44' east 502.00 feet to the point of the beginning and containing 5.00 acres, more or less.

Included in the above description but excluded therefrom are the 3.00 acres more or less conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument #20070730-0090030, said register's office.

Being the same property conveyed to James H Smith and wife, Ann H Smith by deed being recorded 9/2/1976 of record in Book 5064, Page 803, Register's Office for Davidson County, Tennessee. The said James H Smith having since died.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as Hobson Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs 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 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/our hands this 1st day of August, 2017.

Ann H Smith

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Ann H Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2017.

Notary Public
My Commission Expires: 4-20-19

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 21204