GSPM
Box 44

BILL GARRETT, Davidson County
Trans:T20170076041 DEEDWARR
Recvd: 08/30/17 15:35 7 pgs
Fees:38.00 Taxes:782.92
20170830-0089385

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $211,600.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2017. Notary Public My Commission Expires: 11/6/17

LINDA TURNER RAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jimmy D. Smith 1035 Prestwick Lane Gallatin, TN 37066	NEW OWNER	040-00-0-201.00 040-00-0-200.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERNIE HILL, A ONE HALF (1/2) UNDIVIDED INTEREST AND AMON RINGEMANN AND ANNA RINGEMANN, A ONE HALF (1/2) UNDIVIDED INTEREST WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JIMMY D. SMITH AND THAIS P. SMITH, HUSBAND AND WIFE**, hereinafter called the Grantees,

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being westerly along said margin 700 feet, more or less, from the centerline of Whites Creek Pike, and in the northeast corner of Tract 3 and the northwest corner of Gary B. Thompson Subdivision of record in Deed Book 8672, Page 148, and Plat Book 8250, Page 159, R.O.D.C.T.;

Thence, leaving said southerly margin of Old Hickory Boulevard with Gary B. Thompson Subdivision, S 5 degrees 04' 34" E, 158.37 feet to a point in the southwest corner of said Gary B. Thompson Subdivision;

Thence, leaving Gary B. Thompson Subdivision, S 03 degrees 01' 09" E, 496.33 feet to a point;

Thence, S 88 degrees 25' 52" W, 64.75 feet to a point;

Thence, S 38 degrees 05' 23" W, 622.00 feet, to a point in the north line of W. H. Thompson;

Thence, with W.H. Thompson, N 67 degrees 28' 29" W 136.00 feet to a point;

Thence, leaving W.H. Thompson with common line between Tracts 3 and 4, N 26 degrees 51' 33" E 1010.15 feet to a point;

Thence, N 0 degrees 50' 22" W, 204.02 feet to a point in the southerly margin of Old Hickory Boulevard:

Thence, with a curve concave to the north having a central angle of 2 degrees 48' 03", a radius of 1667.02 feet, and a chord of S 81 degrees 07' 32" E, 81.48 feet for an arch length of 81.49 feet to the point of beginning, containing 5.15 acres, more or less.

Being the same property conveyed to Virgil Ray, Trustee, by deed from Gary B. Thompson, of record in Book 10066, page 591, dated May 17, 1996, said Register's Office. Being further conveyed to Ernie Hill, a one half (1/2) undivided interest and Amon Ringemann and Anna Ringemann, a one half (1/2) undivided interest with right of

survivorship, by Quitclaim Deed from Virgil Ray, Trustee, of record in Instrument No. 20170620-0061699, dated December 16, 2016, said Register's Office.

Tract II

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard said point being westerly along said margin 782 feet, more or less, from the centerline of Whites Creek Pike and in the northeast corner of Tract 4;

Thence, leaving said southerly margin of Old Hickory Boulevard, S 0 degrees, 50' 22" E, 204.02 feet to a point;

Thence, S 26 degrees 51' 33" W, 1010.15 feet to a point in the north line of W.H. Thompson;

Thence, with W.H. Thompson, N 67 degrees 28' 29" W, 193.58 feet to a point;

Thence, leaving W.H. Thompson with the common line between Tracts 4 and 5, N 23 degrees 17' 38" E, 945.93 feet, to a point in the southwest corner of Kathy A. Kuhn of record in Deed Book 7922, Page 142, R.O.D.C.T.;

Thence, with said Kathy A. Kuhn, S 77 degrees 04' 39" E 175.61 feet to a point;

Thence, N 01 degrees 53' 04" E, 218.07 feet to a point in the southerly margin of Old Hickory Boulevard and the northeast corner of Kathy A. Kuhn;

Thence, continuing with said southerly margin of Old Hickory Boulevard, with a curve concave to the north having a central angle of 2 degrees 48' 04", a radius of 1667.02 feet, and a chord of S 78 degrees 19' 29" E, 81.49 feet, for an arch length of 81.50 feet to the point of beginning, containing 5.40 acres, more or less.

Being the same property conveyed to Virgil Ray, Trustee, by deed from Gary B. Thompson, of record in Book 10066, page 584, dated May 17, 1996, said Register's Office. Being further conveyed to Ernie Hill, a one half (1/2) undivided interest and Amon Ringemann and Anna Ringemann, a one half (1/2) undivided interest with right of survivorship, by Quitclaim Deed from Virgil Ray, Trustee, of record in Instrument No. 20170620-0061699, dated December 16, 2016, said Register's Office.

The above described property is subject to a 20' Access Easement described in the deed of record in Book 10066, page 584, R.O.D.C.T., being described as follows:

Being a 20 foot wide access easement located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being westerly 843 feet, more or less, along said margin from the centerline of Whites Creek Pike and being 20.0 feet east of the northeast corner of Kathy A. Kuhn, of record in Deed. Book 7922, Page 142, R.O.D.C.T.;

Thence, leaving said southerly margin, with the following calls:

S01° 53' 04" W, 238.52 feet to a point,
N77° 04' 39" W, 221.95 feet to a point,
N18° 32' 36" E, 155.09 feet to a point,
N79° 16' 48" W, 78.52 feet to a point,
N57° 35' 14" W, 99.37 feet to a point,
N65° 42' 59" W, 98.76 feet to a point,
N71° 22' 25" W, 117.76 feet to a point,
N75° 28' 30" W, 124.57 feet to a point in the east line of Tract No. 8;

Thence, with said east line, N26° 50' 36" E, 20.47 feet to a point;

Thence, leaving Tract No. 8 the following calls:

S75° 28' 30" E, 120.95 feet to a point,
S71° 22' 25" E, 119.47 feet to a point,
S65° 42' 59" E, 101.17 feet to a point,
S57° 35' 14" E, 96.96 feet to a point,
S79° 16' 48" E, 97.63 feet to a point in the west line of aforementioned Kathy A. Kuhn property;

Thence, with said Kuhn, the following calls:

S18° 32' 36" W, 155.96 feet to a point,
S77° 04' 39" E, 175.61 feet to a point,
N01° 53' 04" E, 218.07 feet to a point in the southerly margin of Old Hickory Boulevard;

Thence, with said margin and a curve concave to the north having a central angle of 0° 42' 00", a radius of 1667.02 feet and a chord of S77° 16' 26" E, 20.36 feet for an arc length of 20.36 feet to the point of beginning, containing 0.51 acres, more or less.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easements to Southern Bell Telephone and Telegraph Co. of record in Book 756, page 542 and Book 875, page 12, said Register' s Office.

3. Easements to Tennessee Natural Gas Lines, Inc. of record in Book 1333, page 162 and Book 1318, page 643, said Register' s Office.

4. Easement to Nashville Gas Company of record in Book 2137, page 361, said Register' s Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, page 629, said Register' s Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7614, page 31, said Register' s Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8280, page 956, said Register's Office.

8. The rights of others in and to a non-exclusive 20' wide access easement for ingress & egress purposes, described in the deed of record in Book 10066, page 584, R.O.D.C.T. (Tract II)

9. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property known as: **Old Hickory Boulevard, Whites Creek, TN 37189.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 30th day of August, 2017.

Ernie Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernie Hill, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2017

(Seal)

Notary Public

My Commission Expires: 5-5-20

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

WITNESS my hand this 30th day of August, 2017.

Amon Ringemann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amon Ringemann, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2017.

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Notary Public

My Commission Expires: 5-5-20

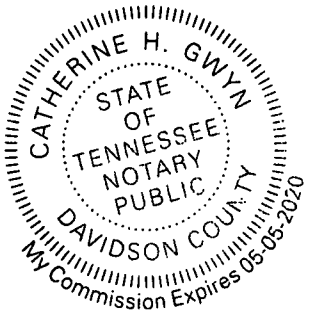
WITNESS my hand this 30th day of August, 2017.

Anna Ringemann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Ringemann, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2017.



Notary Public

My Commission Expires: 5.5.20