Bill Garrett Davidson County
Batch# 28217 DEEDWARRSP
11/20/2017 02:04:22 PM 3 pgs
Fees: $18.00 Taxes: $3,737.00
20171120-0118985

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
J. Bryan Echols, Trustee
511 Union St #2700
Nashville, TN 37219

SEND TAX BILL TO:
Owner

MORTGAGEE:
none

MAP 81-15
GROUP
PARCEL 602.00, 601.00 & 600.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James R. Smith,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **J. Bryan Echols, Trustee**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **1600, 1602 & 1604 Jefferson Street, Nashville, Tennessee 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever, claiming by or through the Grantor. 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 this the **9th** day of **November, 2017.**

James R. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James R. Smith,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of November, 2017.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $1,010,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of November, 2017.

NOTARY PUBLIC

My Commission Expires:

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 6, 2020

#17-9200

Exhibit "A"

Tract No. 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Bransford Realty Company's Subdivision of certain lots of the James Hamilton Tract, as of record in Book 332, page 166, Register's Office for Davidson County, Tennessee.

Said lot fronts 41 feet on the north side of Jefferson Street and runs back between parallel lines, along the west margin of 16th Avenue North, 150 feet to an alley.

Being the same property conveyed to James R. Smith by Warranty Deed from Arthur Overall III and wife, Edna F. Overall, dated July 9, 1999, recorded August 4, 1999, of record in Book 11604, page 187, Register's Office for Davidson County, Tennessee.

Address: 1600 Jefferson Street
Nashville, Tennessee 37209

Map & Parcel No. 81-15-602.00

Tract No. 2:
Land in Davidson County, Tennessee, being Lot No. 2 in the Bransford Realty Company's subdivision of Lot No. 1 and No. 3 and part of No. 2 of the James Hamilton Tract, a plan of which is of record in Book 332, page 166, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts thirty-seven (37) feet on the North side of Jefferson Street and extends back northerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to James R. Smith by Warranty Deed from Estate of Leon Quincy Jackson, deceased, and Angela P. Carter, dated March 29, 1996, recorded April 3, 1996, of record in Book 10001, page 826, Register's Office for Davidson County, Tennessee.

Address: 1602 Jefferson Street
Nashville, Tennessee 37209

Map & Parcel No. 81-15-601.00

Tract No. 3:
Land in Davidson County, Tennessee, being Lot Numbered Three (3) in the Bransford Realty Company's Subdivision of Lots Nos. 1 and 3 and Part of Lot No. 2 in the James Hamilton Tract, a plan of which is of record in Book 332, page 166, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 37 feet on the north side of Jefferson Street and extends back northerly between parallel lines, 150 feet, more or less, to an alley.

Being the same property conveyed to James Robert Smith by Warranty Deed from Aristle Terrance, Trustee for Ethel McCormick, dated October 26, 1987, recorded December 1, 1987, of record in Book 7414, page 189, Register's Office for Davidson County, Tennessee. Said deed providing a Life Estate for Aristle Terrance and Ethel McCormick, which both Life Estates having since been terminated as attested to in Notice of Termination of Life Estates of record in Book 11243, page 989, said Register's Office.

Address: 1604 Jefferson Street
Nashville, Tennessee 37209

Map & Parcel No. 81-15-600.00