THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Avenue - Suite 540 Nashville, Tennessee 37203 P17-24194	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 730,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Nov., 2017 Notary Public MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Whitfield Smith, II	NEW OWNER	MAP
4206 Nebraska Avenue		PARCEL 103-04-0-193.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher D. Kimmelshue and wife, Katherine N. Kimmelshue**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Whitfield Smith, II, married**

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 in Davidson County, Tennessee, being the West one-half of Lot No. 63 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the North side of Nebraska Avenue and runs back between parallel lines, 158.3 feet to an alley in the rear.

Being the same property conveyed to Christopher D. Kimmelshue and wife Katherine N. Kimmelshue, husband and wife by Warranty Deed from Nebraska Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20110715-0054167 Register's Office for Davidson County, Tennessee, dated July 08, 2011 and recorded on July 15, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4206 Nebraska Avenue, Nashville, TN 37209.**

Bill Garrett Davidson County
Batch# 30606 **DEEDWARR**
11/28/2017 12:02:40 PM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20171128-0121264

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 _____ hand( ) this the 24 day of November, 2017.

Christopher D. Kimmelshue

Katherine N. Kimmelshue

STATE OF Maine
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher D. Kimmelshue** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of November, 2017.

My Commission expires: 6/12/2022

Notary Public

SAMUEL C. DUNKEL
Notary Public
Maine
My Commission Expires June 12, 2022

STATE OF Maine
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine N. Kimmelshue** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24 day of November, 2017.

My Commission expires: 6/12/2022

Notary Public

SAMUEL C. DUNKEL
Notary Public
Maine
My Commission Expires June 12, 2022