WARRANTY DEED

REBECCA SHIELDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 2/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southpaw Events, LLC	Southpaw Events, LLC	15700009900
(NAME)	(NAME)	
2461 Old Hickory Blvd.	2461 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 45046 **DEEDWARR**
01/05/2018 02:10:04 PM 2 pgs
Fees: $13.00 Taxes: $4,699.00
20180105-0001858

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, **Dee Anna Smith, Trustee of The Dee Anna Smith Revocable Trust dated February 28, 2013,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Southpaw Events, 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 in Davidson County, Tennessee, being Lot No. 17 on the plan Devonshire Manor, Section One, of record in Book 5200, Pages 122 and 123, Register's Office for Davidson County, Tennessee.
Said Lot No. 17 fronts 170.00 feet on the southerly side of the Old Hickory Boulevard and runs back between lines 335.19 feet on the westerly line and 335.19 feet on the easterly line to a dead line in the rear on which it measures 170.0 feet.

Being the same property conveyed to Dee Anna Smith as Trustee of the Dee Anna Smith revocable Trust dated February 28, 2013 by Quitclaim Deed from Arthur H. Smith III and Dee Anna Smith recorded on June 6, 2013, of record in Instrument No. 20130606-0057711, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 2461 Old Hickory Blvd., Nashville, TN 37221
(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 4th day of January, 2018.

THE DEE ANNA SMITH REVOCABLE TRUST DATED FEBRUARY 28, 2013

Dee Anna Smith, Trustee

Dee Anna Smith
Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dee Anna Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of The Dee Anna Smith Revocable Trust dated February 28, 2013 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee

WITNESS my hand and seal this 4th day of January, 2018.

Notary Public
My Commission Expires: 11/14/21

File No: 12670

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY