Bill Garrett Davidson County
Batch# 70141 DEEDWARR
03/16/2018 10:28:30 AM 6 pgs
Fees: $33.00 Taxes: $5,180.00
20180316-0024992

#34108

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34108-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me this 11 day of March, 2018. Notary Public My Commission Expires:

ASHLEY MART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: David K. Curtis 5700 Hillsboro Pike Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 144 00 0 035 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Horace F. Smith, Jr., and Frances Ganguzza, and Cheryl Sawyer, devisees under the Last Will and Testament of Jane Schweitzer Smith, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David K. Curtis, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

John Sawyer, husband of Cheryl Sawyer, joins in the execution of this instrument for the purpose of conveying any interest that he may have in the subject property by virtue of his marriage to Cheryl Sawyer.

Cheryl Sawyer does hereby also transfer and convey to Grantee the life estate in the subject property devised to her under the last will and testament of Jane Schweitzer Smith, deceased.

This is improved property located at 5700 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of March, 2018.

Cheryl Sawyer, devisee

Cheryl Sawyer, devisee under the Last Will and Testament of Jane Schweitzer Smith, deceased

John Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cheryl Sawyer, devisee under the Last Will and Testament of Jane Schweitzer Smith, deceased with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Sawyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of March, 2018.

Frances Ganguzza, devisee under the Last Will and
Testament of Jane Schweitzer Smith, deceased

STATE OF NEW JERSEY
COUNTY OF Passaic

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frances Ganguzza, devisee under the Last Will and Testament of Jane Schweitzer Smith, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2018.

Notary Public

My Commission Expires: 1/14/2020

Jinwan Kim
Notary Public of New Jersey
Commision Expires 01/14/2020
ID#2392729

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12 day of March, 2018.

Horace F. Smith, Jr., devisee under the Last Will and Testament of Jane Schweitzer Smith, deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Horace F. Smith, Jr., devisee under the Last Will and Testament of Jane Schweitzer Smith, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2018.

Tracy N Wilt
Notary Public

My Commission Expires:
2/27/2021

TRACY N WILT NOTARY PUBLIC TENNESSEE EXPIRES Feb 27, 2021 RUTHERFORD COUNTY

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY MARGIN OF HILLSBORO PIKE, ALSO BEING THE NORTHWEST CORNER OF THIS TRACT OF LAND; THENCE LEAVING SAID RIGHT-OF-WAY S 82°25'04" E 1017.88' TO A CONCRETE MONUMENT FOUND; THENCE S 05°29'08" W 335.50' TO AN IRON PIN FOUND; THENCE N 81°11'25" W 332.50' TO AN IRON PIN FOUND; THENCE N 81°26'37" W 872.74' TO AN IRON PIN FOUND ON THE SOUTHERLY MARGIN OF HILLSBORO PIKE; THENCE WITH SAID RIGHT-OF-WAY N 38°37'35" E 157.23' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 201.78', A RADIUS OF 3044.54', A CHORD BEARING AND DISTANCE N 35°17'26" E 201.74' TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 359,548.05 SQUARE FEET OR 8.25 ACRES MORE OR LESS, AS PER SURVEY OF TIMOTHY MARK DONLON, REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, License #2297, DATED FEBRUARY 23, 2018.

Being the same property conveyed to Jane Schweitzer Smith by deed dated August 5, 1946 from Henry Compton of record in Book 1416, page 124, Register's Office for Davidson County, Tennessee. Jane Schweiter Smith died June 4, 2006 leaving a Last Will and Testament file for Probate in Docket No. 06P-1347, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Horace F. Smith, Jr., Frances Ganguzza, and Cheryl Sawyer as tenants in common with a Life Estate reserved in Cheryl Sawyer.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 144 00 0 035 00.
2. All matters appearing on the Plan of record as Book 843, page 47, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6710, page 394, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

