# WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF MAY, 2018

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN

Bill Garrett Davidson County
Batch# 87616 **DEEDWARR**
05/02/2018 03:38:53 PM 2 pgs
Fees: $13.00 Taxes: $2,153.40

20180502-0041977

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| Caroline Harlow Smith and Robert Jackson Smith | RENASANT BANK | |
| (NAME) | (NAME) | 132-5-118 |
| 903 & 905 Coral Road | 2001 PARK PLACE NORTH, STE 450 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | BIRMINGHAM, AL 35203 | |
| (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, **UPTOWN BUILDERS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE HARLOW SMITH AND ROBERT JACKSON SMITH, WIFE AND HUSBAND,** 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. 53 on the map of Glendale Park, Section Two, as of record in Book 1130, page 61, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.**

**Being part of the same property conveyed by Quitclaim Deed from Gala, LLC, a Tennessee limited liability company to Uptown Builders I, LLC, a Tennessee limited liability, as recorded on the 31st day of January, 2017 in Instrument No. 20170131-0010079 and Warranty Deed from Dodd Galbreath and wife, Susan Galbreath to Gala, LLC, a Tennessee limited liability company, as recorded on the 19th day of June, 2013 in Instrument No. 20130619-0062474, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved x
This is improved _ property, known as 903 Coral Road, Nashville, TN 37204
(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 hand this 30 day of April, 2018

UPTOWN BUILDERS I, LLC

BY: _____

L. ED GAW, JR., MANAGING MEMBER

BY: _____

DOUG LACKEY, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared L. Ed Gaw, Jr. and Doug Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Uptown Builders I, LLC the within named bargainor, a limited liability company and that they as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 30 day of April, 2018.

Commission expires:

_____
Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds