Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-HO-19-5

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3547

Karen Johnson Davidson County
Batch# 194631 DEEDWARR
02/12/2019 02:19:19 PM 3 pgs
Fees: $18.00 Taxes: $615.68

20190212-0013188

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $166,400.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

Subscribed and sworn to before me, this the 23rd day of January, 2019

Notary Public
My Commission Expires: 7/6/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hensley Group LLC 3900 Faithway Drive Murfreesboro, TN 37128	New Owner	72-14-350.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Thomas Ladd Smith**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hensley Group LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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. 5 on the Map of Belle Forest No. 3, Section No. 2, as of record in Book 1424, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 60 feet on the southerly side of Belle Forrest Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Thomas Ladd Smith and wife, Thelma M. Smith by Warranty Deed from Bessie Lee Moore, a widow, dated June 29, 1965, recorded July 12, 1965, of record in Book 3910, page 955, Register's Office for Davidson County, Tennessee. Thelma M. Smith having since died on August 16, 2017, leaving Thomas Ladd Smith as the surviving tenant by the entirety.

Thomas L. Smith and Thomas Ladd Smith are one in the same.

This Instrument executed on behalf of Thomas Ladd Smith ("Principal") by Pamela N. Barber pursuant to the Power of Attorney of record in Instrument Number 20190123-0006775, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **5 Belle Forrest Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 23rd day of January, 2019.

GRANTOR:

Thomas L. Smith by Pamela N. Barber, Attorney-in-Fact

Thomas L. Smith by Pamela N. Barber, Attorney-In-Fact

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela N. Barber the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Thomas Ladd Smith ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 23rd day of January, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

EXHIBIT "A"
TO Warranty Deed
From: Thomas Ladd Smith
To: Hensley Group LLC

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Pamela N. Barber
Affiant

WITNESS my hand and seal at office this 23rd day of January, 2019.

Jake Moore
Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY