STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2019.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/20
File No. G19-4444

Karen Johnson Davidson County
Batch# 194788 DEEDWARR
02/13/2019 09:34:51 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190213-0013460

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tennessee Mental Health Consumers Association (NAME)	New Owner (NAME)	033-00-0-035
1209 South Dickerson Rd. (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Craig V. Smith, an unmarried man and Eugene Howard III, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennessee Mental Health Consumers Association Inc., a Corporation**, 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:

Being Lot No. 1 on the Plat of Resubdivision of Part of Lot 5 of Eppy Cunningham Lands of record in Instrument Number 20180508-0044114, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Craig V. Smith, 3/5 undivided interest and Eugene Howard, III, 2/5 undivided interest as tenants in common by Warranty Deed dated February 11, 2015 from Estate of Norman Wayne Sircy, recorded February 18, 2015, in Instrument Number 20150218-0014139, in the Register's Office of Davidson County, Tennessee.

Craig V. Smith, 3/5 undivided interest and Eugene Howard, III, 2/5 undivided interest as tenants in common

The said Eugene Edward Howard, III and Eugene Howard, III being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20180508-0044114, Register's Office for Davidson County, Tennessee.

2. Subject to matters shown on Plat Book 58, Page 56, Register's Office for Davidson County, Tennessee.

3. Subject to Easement for Sanitary Sewers of record in Book 7695, Page 581, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Eugene Howard, III is signed by his/her duly appointed Attorney-in-fact Craig V. Smith, pursuant to the Power of Attorney recorded in Instrument 20190213-0013459, said Register's Office.

This is improved property, known as 1209 South Dickerson Road, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 8th day of February, 2019.

X _____
Craig V. Smith

X Eugene Howard III by Craig V. Smith
Eugene Howard III by Craig V. Smith, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2019, before me personally appeared Craig V Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of February, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Craig V. Smith, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of February, 2019

_____
Notary Public
My Commission Expires: 3/21/22

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066