Karen Johnson Davidson County
Batch# 201197 DEEDWARR
03/01/2019 04:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20190301-0019083

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2019.

TONYA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10/14/2019

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Thomas W. Smith, II, et al. 881 Tyne Blvd Nashville, TN 37220	New Owner	103-06-0I-002.00CO

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FEN RE HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS W. SMITH, II**, as to a one-third (1/3) undivided

interest, **THOMAS S. SMITH, TRUSTEE OF THE COLLIN E. SMITH 2018 IRREVOCABLE TRUST U/A/D MAY 18, 2018**, as to a one-third (1/3) undivided interest, and **THOMAS S. SMITH, TRUSTEE OF THE SPENCER M. SMITH 2018 IRREVOCABLE TRUST U/A/D MAY 18, 2018**, as to a one-third (1/3) undivided interest, as tenants in common, hereinafter called the Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 5533-5535 Kendall Drive, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument Number 20180601-0052409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the property conveyed to Frank E. Neal IV by deed from Jared G. Cobb and wife, Cheryl A. McGary Cobb, of record as Instrument Number 20120330-0027087, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit - Deed of record as Instrument Number 20120418-0033108, Register's Office for Davidson County, Tennessee. The said Frank E. Neal IV and wife, Yasmeen I. Neal, quitclaimed their interest in the subject property to FEN RE Holdings, LLC, a Tennessee limited liability company, by deed of record as Instrument Number 20180607-0054949, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1424, page 145, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions for 5533-5535 Kendall Drive, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges, and liens, of record as Instrument No. 20180601-0052409, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **5535 Kendall Drive, Nashville, TN 37209.**

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, successors, and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors, and its assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of March, 2019.

FEN RE HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Frank E. Neal IV, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK E. NEAL IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SOLE MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of March, 2019.

(Seal)

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

_____
Notary Public

My Commission Expires: _____

763827.1/020190167

True Copy Certification

I, William T. Smith, 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.

Signature

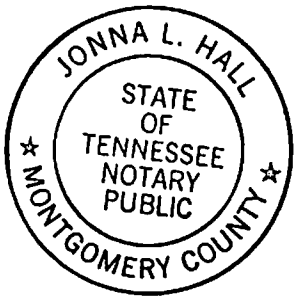
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, William T. Smith 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: 10/14/2019

Notary's Seal



722337.1/2010969