Karen Johnson Davidson County
Batch# 227970 DEEDWARRSP
05/09/2019 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $12,950.00
20190509-0043805

This Instrument Prepared by:
Paul F. Soper
1720 West End Ave., Suite 300
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Edward L. and Karen D. Smith 1614 Stop Thirty Road Hendersonville, TN 37075	[same as new owner]	093-06-4-019.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LUFAY ANDERSON SWEET, II** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **EDWARD L. SMITH AND KAREN D. SMITH, HUSBAND AND WIFE** (together, the "Grantee"), their successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made and accepted expressly subject to (i) easements, rights of way, encumbrances, conditions, covenants, restrictions, reservations and other matters of record, (ii) applicable building and zoning ordinances, laws, regulations and restrictions by governmental authorities, (iii) all matters as would be disclosed by an accurate survey of the referenced property ("Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it. And Grantor does further covenant and bind itself, successors and assigns, subject to the Permitted Exceptions, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

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 Grantor's hand, this 8 day of May, 2019.

LUFAY ANDERSON SWEET, II

STATE OF Florida)
COUNTY OF Santa Rosa)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared LUFAY ANDERSON SWEET, II, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Navarre, FL, this 8 day of May, 2019.

Notary Public

KELLY KENNEDY
MY COMMISSION # GG 453
EXPIRES: November 7, 202

My Commission Expires:

STATE OF Florida)
COUNTY OF Santa Rosa)

The actual consideration for this transfer, or value of property (whichever is greater) is $3,500,000.00.

Affiant

Subscribed and sworn before me this 8 day of May, 2019.

NOTARY PUBLIC
My Commission Expires:

KELLY KENNEDY
MY COMMISSION # GG 45395
EXPIRES: November 7, 2020

EXHIBIT "A"
Legal Description

Being a tract or parcel of land located in the 19th Council District in Davidson County, Tennessee, to-wit:

One Store house and lot at 321 South side of Broad Street, Nashville, Tennessee, previously occupied by Holbrook, Hallan and Jones, a certain lot or parcel of ground in the State of Tennessee, Davidson County and the City of Nashville, being part of Lot No. 21 in the Plan of Davidson Academy lots, fronting 20 feet, 9 inches on the South side of Broad Street, and running back between parallel lines 115 feet and located between Cherry and College Streets about 111-1/2 East of Cherry Street.

Being the property to LUFAY ANDERSON SWEET, II by deed from SUNTRUST BANK (FORMERLY THIRD NATIONAL BANK OF NASHVILLE), A GEORGIA CORPORATION, TRUSTEE UNDER THE CHARITABLE TRUST OF PAUL HOLBROOK, dated January 14, 2003 of record in Instrument No. 20030115-0006649, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

