NEW OWNER:
B & E Capital, LLC
2620 Locust Street
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-283

MAP & PARCEL
071-03-0-002.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 250388 DEEDWARR
06/28/2019 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $8,047.50
20190628-0063108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO MILLION ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($2,175,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **H. Larry Smith and wife, Kelli R. Smith** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **B & E Capital, LLC, a Tennessee Limited Liability Company** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Jones and Harts Subdivision, of record in Plat Book 332, Page 43, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 366 feet on the Southerly side of Locus Street, and runs back between parallel lines 300 feet more or less, to the Southerly line of said subdivision.

Being the same property conveyed to H. Larry Smith and wife, Kelli R. Smith by Warranty Deed from O. William Ferguson, of record in Instrument No. 20150107-0001812, Register's Office for Davidson County, Tennessee, dated January 05, 2015 and recorded on January 07, 2015.

This is IMPROVED property known as 2620 Locust Street, Nashville, Tennessee 37207

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28 day of **June, 2019**.

H. Larry Smith

Kelli R. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, H. Larry Smith and Kelli R. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **June, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

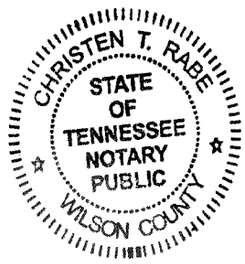
The actual consideration or value, whichever is greater, for this transfer is $ **2,175,000.00**.

AFFIANT

Sworn to and subscribed to before me this 28th day of **June, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23



Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

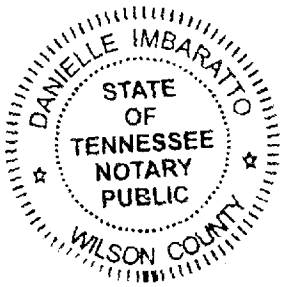
state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).