Karen Johnson Davidson County
Batch# 255139 DEEDWARR
07/11/2019 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190711-0067469

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0666

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of July, 2019

Notary Public

Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dr. Bobbi Smith, P.C 1912 Old Murfreesboro Pike Nashville, TN 37217	Capital Bank, a division of First Tennessee Bank, N.A. P.O. Box 1986 Memphis, TN 38101	135-00-0- 129 & 135-00-0-130.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Roy Haley, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dr. Bobbi Smith, P.C Inc., a Tennessee 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:

A tract or parcel of land located in the 29th Council District of Davidson County, Tennessee and being bounded on the South by the northerly Right of Way of Old Murfreesboro Pike, on the West by Landon Carter, on the North by Airport Logistics, LLC and on the East by Lee Barrett Jr., and being more particularly described as follows:

Beginning at an iron pin found in the northerly Right of Way Right of Way of Old Murfreesboro Pike, said pin being the southeasterly corner of Landon Carter property (DB. 1784, PG. 81, R.O.D.C.T.) and the southwesterly corner of the property herein described. Said pin being the POINT OF BEGINNING; Thence, leaving the Right of Way of the road and with the easterly line of Carter, North 42 Degrees 33 Minutes 02 Seconds East, a distance of 306.92 feet to an iron pin in the line of Airport Logistics, LLC (DB. 7217, PG 936, R.O.D.C.T.) and a common corner to Lee Barrett Jr. (DB. 4078, PG 766, R.O.D.C.T.); Thence, with the line of Barrett, South 12 Degrees 25 Minutes 17 Seconds West, a distance of 348.46 feet to an iron pin set in the Right of Way of Old Murfreesboro Pike. Said pin being the southwesterly corner of Barrett and the southeasterly corner of the property herein described; Thence, with the Right of Way of Old Murfreesboro Pike, North 49 Degrees 15 Minutes 44 Seconds West, a distance of 175.00 feet to the POINT OF BEGINNING; Said tract containing 0.62 acres or 26,842 sq.ft. more or less by a survey performed by K & A Land Surveying Inc., dated April 17, 2019.

Being the same property conveyed to Roy Haley by Quitclaim deed from Ed Jenkins of record in Book 10939, page 932, Register's Office for Davidson County, Tennessee, dated May 15, 1998 and recorded on May 20, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1912 Old Murfreesboro Pike, Nashville, TN 37217 AND 0 Old Murfreesboro Pike, Nashville, TN 37217

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of July, 2019.

Roy Haley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roy Haley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of July, 2019.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY